

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA**

REGULAR MEETING

October 25, 2022

7:30 PM

Virtual access instructions to participate in the meeting are posted on [www.mariontownship.com](http://www.mariontownship.com)

Call to Order:

Pledge of Allegiance:

Introduction of Members:

Approval of Agenda for: October 25, 2022 Regular Meeting

Approval of Minutes from: September 27, 2022 Regular Meeting

Call to the Public:

Public Hearing:

- 1) TXT #02-22 Solar Ordinance

New Business:

Unfinished Business:

- 1) Review Solar Ordinance and forward to LCPD for review and comment
- 2) Review proposed draft for Kennels
- 3) update/final results from the Open Space Questionnaire

Special Orders:

Announcements:

What are your next text amendments to work on?

Section 4 penalty provisions

Section 14 clarify parking

PDR ordinance

Commercial activities on farmlands language

Other pending amendments rejected by new attorney

Call to the Public:

Adjournment

**DRAFT**

**MARION TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 27, 2022 - 7:30PM**

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

**OTHERS PRESENT:** DAVID HAMANN - MARION TWP. ZONING ADMINISTRATOR  
ZACK MICHELS - PLANNER W/ CARLISLE WORTMAN  
ALISSA STARLING - PLANNER W/ CARLISLE WORTMAN

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**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Bruce Powelson made a motion to approve the agenda as presented for the September 27, 2022 Planning Commission meeting. Jim Anderson seconded. **MOTION CARRIED**

**APPROVAL OF MINUTES**

Jim Anderson made a motion to approve the minutes as presented from the August 23, 2022 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

**CALL TO THE PUBLIC**

None.

**NEW BUSINESS**

**1) FEEDBACK FROM SOLAR FARM VISIT**

Larry Grunn, Bob Hanvey and Les Andersen attend the Solar Farm field trip, which sits on 1900 acres of farmland in Lennon Michigan. They also got to meet with Sara Mills during the field trip. Larry explained that there was a lot of very helpful information about Solar Farms and how they operate.

**2) PLANNING COMMISSION BUDGET**

Bob Hanvey explained that the statute states that the Planning Commission should create their own budget but we have never done that. Bob asked if any of the commissioners were interested in doing that. Bob stated that every time we ask the planners to change something or bring back different pieces of language, that costs the Township more money.

Bob said that lately the invoicing has been confusing because Carlisle Wortman is not invoicing by the project, which makes it harder for accounting purposes. Alissa said that she would look into the invoicing issues for us.

Zach explained that there are different ways the billing can be done.

They could bill us by the hour per project, similar to retainer-based invoicing.

They could bill us strictly by the hour.

They could bill us a flat rate for everything.

Bob said that he would bring copies of invoices from the last year or so to the next meeting.

**DRAFT**

## **UNFINISHED BUSINESS**

### **1) MASTER PLAN RESOLUTION / ADOPTING PLAN**

Cheryl Range mentioned that we do not have any underground storage tanks. Alissa stated that she made all the changes from the previous meetings and discussions. Dave Hamann mentioned that there are certain places that are zoned RR and they shouldn't be zoned that way. Alissa also added a section that explains what the Planning Commissioners are responsible for with the Master Plan going forward.

Cheryl Range made a motion for a resolution to approve the 2022 Marion Township Master Plan. Jim Anderson seconded.

**MOTION CARRIED**

### **2) REVIEW PROPOSED DRAFT FOR SOLAR FARM ORDINANCES**

Zach reviewed all of the changes/updates marked in red. Bob reminded Zach that the Planning Commission does not have the authority to approve anything, however they can recommend approval to the Board. Zach said that he would make this change in the language.

Jim Anderson said that we should add "overlay district" to the language. Alissa said that she would make this change. Bruce asked if we could make the overlay map larger. Jim Anderson would like to see some location information added to the maps as well. Alissa said that she would make these changes.

Alissa is also going to add some more buffering language and clean up what is already there.

Cheryl Range made a motion to schedule a public hearing for October 25, 2022 at 7:30pm. Bruce Powelson seconded. **MOTION CARRIED**

### **EXTEND MEETING PAST 9:30PM**

Larry Grunn made a motion to extend the meeting past 9:30pm. Cheryl Range seconded. **MOTION CARRIED**

### **3) REVIEW PROPOSED DRAFT FOR KENNELS**

Alissa reviewed the new Kennel language. The Commissioners came up with the following changes:

- Bob asked to take out "wetlands and ponds".

- Larry wants to change 100 feet to 50 feet instead.

- Alissa recommended removing "earth berms, wetlands and ponds".

- Dave said page 2, letter B should read "5 dogs".

- Page 4, letter E, remove the last line.

- Page 4, letter H, remove.

- Page 4, letter F, remove all.

- Page 2, letter E3, remove United States Bureau of Standards".

Jim Anderson asked Alissa to make these changes and bring them back to the next meeting.

## **SPECIAL ORDERS**

Alissa said that John Gormley and John Enos are going to start working on the issues regarding the Development Standards. Alissa will also contact Sara Mills about attending the next Planning Commission meeting.

## **CALL TO THE PUBLIC**

None.

## **ADJOURNMENT**

Larry Grunn motioned to adjourn the meeting at 10:15pm. Jim Anderson seconded. **MOTION CARRIED.**



## MARION TOWNSHIP SOLAR ENERGY ZONING ORDINANCE AMENDMENTS

An amendment the Marion Township Zoning Ordinance to add definitions related to solar energy, establish a solar farm energy overlay district, establish standards for ~~Utility-utility~~ solar energy facilities, and establish standards for private solar energy systems.

### 1. AMENDMENT OF ARTICLE III: DEFINITIONS

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Section 3.02 Definitions of the Zoning Ordinance is hereby amended to add the following solar energy definitions which shall read, in its entirety, as follows:

**Solar Energy:** The following definitions shall apply in the application of this Ordinance.

1. **Abandonment:** Any solar energy system or facility that is no longer producing power.
2. **Building Integrated Photovoltaics (BIPVs):** A private or ~~Utility-utility~~ solar energy system that is integrated into the structure of a building, such as solar roof tiles and solar shingles.
3. **Decommission:** To remove or retire a solar energy system or facility from active service.
4. **Ground-Mounted Solar Energy System:** A private or Utility solar energy system that is not attached to or mounted on any roof or exterior wall of any principal or accessory building.
5. **Height:** The height of a solar energy system, measured vertically from the adjacent grade to its highest point at maximum tilt.
6. **Inhabited Structure:** Any existing structure usable for living or non-agricultural commercial purposes, including, but not limited to: working, sleeping, eating, cooking, recreation, office, office storage, or any combination thereof. An area used only for storage incidental to a residential use, including agricultural barns, is not included in this definition. If it is not clear by this definition, the Zoning Administrator shall make a determination of any structure regarding whether or not it is inhabited.
7. **Non-Participating Property:** A property that is not subject to a Utility Solar Energy Facility lease or easement agreement at the time an application is submitted for a Special Land Use for the purposes of constructing a Utility Solar Energy Facility.
8. **Participating Property:** A property that participates in a lease or easement agreement, or other contractual agreement, with an entity submitting a Special Land Use Permit application for the purpose of developing a Utility Solar Energy Facility.
9. **Private Solar Energy System:** A solar energy system used exclusively for private purposes and not used for commercial resale of energy, except for the sale of surplus electrical energy back to the electrical grid.



- 10. **Roof or Building-Mounted Solar Energy System:** A private or ~~Utility~~-utility solar energy system that is attached to or mounted on any roof or exterior wall of any principal or accessory building but excluding BIPVs.
- 11. **Solar Energy System:** A device designed to collect and transform solar energy into electricity.
- 12. **Solar Farm:** See Utility Solar Energy Facilities.
- 13. **Utility Solar Energy ~~System~~ or Facility:** A Solar Energy System where the principal design, purpose, or use of such system is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.

## **2. AMENDMENT OF ARTICLE VII: ZONING DISTRICTS AND MAPS**

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Section 7.01 Establishment of Districts of the Zoning Ordinance is hereby amended to add SFO Solar Farm Overlay District, which shall read, in its entirety, as follows:

### Section 7.01 Establishment of Districts

For the purpose of this Ordinance, the Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names.

RR: Rural Residential District

SR: Suburban Residential District

UR: Urban Residential District

ERS-1: Existing Residential Subdivision District

ERS-2: Existing Residential Subdivision District

MHP: Mobile Home Park

HS: Highway Service District

LI: Light Industrial District

PL: Public Lands District

### Other Areas

PUD: Planned Unit Development Overlay District

SFO: Solar Farm Overlay District

WPA: Wellhead Protection Area

### **3. ADDITION OF ARTICLE XII: "SOLAR FARM OVERLAY DISTRICT"**

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A new Article XII entitled "SOLAR FARM OVERLAY DISTRICT" is hereby added to the Zoning Ordinance which shall read, in its entirety, as follows:

#### **ARTICLE XII: SOLAR FARM OVERLAY DISTRICT**

##### **Section 12.01 SFO: Solar Farm Overlay District**

**A. Intent:** It is the intent of the Solar Farm Overlay District (SFO) to provide for the location and siting of Utility Solar Energy Facilities to promote economic development while protecting the public health, safety, and welfare; mitigating adverse impacts to agricultural lands, natural and environmentally-sensitive areas, and developed residential areas; and preserving scenic views and cultural resources. The Solar Farm Overlay District is intended to include areas with large tracts of land in proximity to electrical transmission lines to limit potential impact on other areas and uses within the Township.

**B. Permitted Accessory Uses:**

1. Accessory uses or structures clearly incidental to the operation of an approved Utility Solar Energy Facility.

**C. Uses Permitted By Special Use Permit: (See specific Provisions in Article XVII)**

1. Utility Solar Energy Facilities.

### **4. AMENDMENT OF ARTICLE XVII: "STANDARDS FOR SPECIFIC SPECIAL USES"**

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Article XVII STANDARDS FOR SPECIFIC SPECIAL LAND USES of the Zoning Ordinance is hereby amended to add Section 17.34 "Utility Solar Energy Facilities" which shall read, in its entirety, as follows:

#### **17.34 UTILITY SOLAR ENERGY FACILITIES**

**A. Intent and Purpose:** The ~~purpose and~~ intent and purpose of this Section is to establish standards for the siting, installation, operation, repair, decommissioning, and removal of Utility Solar Energy Facilities; establish the process for the reviewing and permitting of such facilities; protect the health, welfare, safety, and quality of life of the general public; and ensure compatibility with land uses in the vicinity of the areas affected by such facilities.



**B. Locational Requirements:** Utility Solar Energy Facilities are permitted by special land use in the [SFO](#) Solar Farm Overlay District.

**C. Site Requirements:**

1. The site shall be at least twenty (20) acres.
2. The site shall have direct access from a public road or shall have an access easement with a maximum length of one thousand two hundred fifty (1,250) feet and a width of at least thirty-three (33) feet and shall be paved or graveled in a manner sufficient to provide access at all times of the year.

**D. Buffering Requirements:**

1. There shall be a landscape buffer at least twenty (20) feet wide. The buffer shall contain evergreen trees or bushes planted not less than eight (8) feet apart linearly. Plantings shall be least four (4) feet tall at time of planting and shall reach a height of ten (10) feet within three (3) growing seasons. The trees may be trimmed but must maintain a height of at least ten (10) feet.
2. Good husbandry techniques shall be followed with respect to vegetation, including but not limited to, proper pruning, proper fertilizing, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time.
3. All fences and improved areas shall comply with the applicable setback for the underlying zoning district in which it is located.
4. All structures and improved areas located within the fence shall be at least thirty (30) feet from the fence line.
5. Solar energy systems and related accessory structures, such as transformers shall be at least one hundred (100) feet from non-participating properties and road rights-of-way.
6. Solar energy systems and related accessory structures, such as transformers, shall be at least one hundred (100) feet from residential dwellings, churches or religious institutions, schools, family or group child day-care homes, bed and breakfast establishments, residential facilities, and any other residence or inhabited structure.

**E. Performance Standards:**

1. Utility Solar Energy Facilities shall be designed, constructed, operated, and maintained in compliance with all applicable provisions of local, state, and federal laws and regulations.
2. Fencing: Utility Solar Energy Facility compounds shall be surrounded by a fence designed to prevent unauthorized access and screen the facility.
  - a. The fence shall be at least seven (7) feet tall with a thirty-six (36) inch deep concrete foundation for posts.
  - b. The fence shall be an agricultural-style fence, woven with a green opaque material.

- c. Gates shall be the same height and constructed of the same material as the fencing. Access, such as knock box, shall be provided for emergency responders.
  - d. Alternate fencing may be approved by the Planning Commission upon a finding that the alternative provides adequate access control and visual screening.
  - ~~d.e.~~ The Township may require or allow a fence design to allow for the passage of wildlife.
3. Safety:
- a. All collection system wiring shall comply with all applicable safety and stray voltage standards.
  - b. All electrical connection systems and lines from the Utility Solar Energy Facility to the electrical grid connection shall be located and maintained a minimum of six (6) feet underground within and adjacent to the site.
  - c. All access gates and doors to Utility Solar Energy Facility compounds and electrical equipment shall be lockable and kept secured at all times when service personnel are not present.
  - d. The applicant shall be responsible for maintenance of the access roads. At the landowner's discretion, the entrance of each access road from the public right of way shall install a swinging gate, as appropriate, to discourage trespassers.
  - e. The manufacturers or installer's identification and appropriate warning signs shall be posted on or near solar panels in a clearly visible manner.
  - f. Fire suppression plans and Safety Data Sheets shall be kept on-site and accessible for emergency responders.
4. Advertising or non-project related graphics shall be prohibited. This exclusion does not apply to signs required by this Ordinance.
5. Signs shall be posted at entrances to Utility Solar Energy Facility compounds containing emergency contact information, operator contact information, and complaint resolution information. The Planning Commission may require additional signs with this information on the fence surrounding the compound.
6. The Utility Solar Energy Facility owner and operator and property owner shall be responsible, jointly and severally, for mitigating erosion or flooding resulting from the Utility Solar Energy Facility.
7. The Utility Solar Energy Facility owner and operator and property owner shall be responsible, jointly and severally, for making repairs to any public roads, drains, and infrastructure damaged by the construction of a Utility Solar Energy Facility.
8. Utility Solar Energy Facilities shall not have any on-site battery storage.
9. Plants or grasses not part of the buffer area shall be maintained not to exceed a height of twelve (12) inches.
10. Wildlife Impact:
- a. The applicant shall have a ~~third~~-third-party qualified professional conduct an analysis to identify and assess any potential impacts on wildlife and endangered



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species. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.

- b. Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally ~~and~~/or state listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors.
- c. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, ~~and or~~ general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law. The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service.
- d. The analysis shall indicate whether a post-construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted. Power lines should be placed underground, when feasible, to prevent avian collisions and electrocutions. All above-ground lines, transformers, or conductors should follow any Avian Power Line Interaction Committee (APLIC, <http://www.aplic.org/>) guidelines to prevent avian mortality.

#### 11. Environmental Impact:

- a. The applicant shall have a third-party qualified professional conduct an analysis to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.
- b. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

12. **Density; location.** Utility Solar Energy Facilities shall be at least two thousand five hundred (2,500) feet from any adjacent, existing Utility Solar Energy Facility.

#### F. Application Requirements:

An applicant proposing a Utility Solar Energy Facility must submit the following additional materials with the Special Use Permit Application:



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1. Applicant Identification: Applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved in the application (substitution may include a legal description or parcel identifications number(s)), and any additional contact information. Each application for a Utility Solar Energy Facility shall also be dated to indicate the date the application is submitted to Marion Township.
2. Project Description: A general description of the proposed project including a legal description of the property or properties on which the project would be located and an anticipated construction schedule.
3. Insurance: Proof of the applicant's public liability insurance for at least Ten Million dollars (\$10,000,000) to cover the Utility Solar Energy Facility, the Township, and the Landowner.
4. Certifications: Certification that applicant will comply with all applicable state and federal laws and regulations. Note: Land enrolled in the Michigan Farmland Preservation Program through Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116, must receive approval from the Michigan Department of Agriculture to locate a Utility Solar Energy Facility on the property prior to construction.
5. Compliance with the County Building Code and the National Electric Safety Code: Construction of a Utility Solar Energy Facility shall comply with the National Electric Safety Code and the County Building Code (as shown by approval by the County) as a condition of any Special Land Use Permit under this section. In the event of a conflict between the County Building Code and National Electric Safety Code (NESC), the NESC shall prevail.
6. Environmental Impact: Copy of the Environmental Impact Analysis.
7. Wildlife Impact: Copy of the Wildlife Impact Analysis.
8. Manufacturers' ~~Material~~ Safety Data Sheet(s): Documentation shall include the type and quantity of all materials used in the operation of all equipment.
9. Decommissioning Plan: Copy of the decommissioning plans and a description of how any surety bond, if required, is applied to the decommissioning process.
10. Complaint Resolution Protocol: Copy of Complaint Resolution Protocol.
11. Fire Suppression Plan: A plan describing the fire suppression process and procedure, as well as training for emergency personnel.
12. Site Plan: The site plan prepared in accordance with Article XVIII Site Plan Requirements shall be submitted, showing the location, size, and screening of all buildings and structures. The site plan shall also include the following:
  - a. Survey of the property showing existing features such as contours, large trees, buildings, structures, roads (rights-of-way), utility easements, land use, zoning district, ownership of property, and vehicular access;
  - b. Water bodies, waterways, wetlands, and drainage channels;
  - c. Lighting plan;



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- d. Plan(s) showing the location of proposed Utility Solar Energy Facility, underground and overhead wiring (including the depth of underground wiring), new drainage facilities (if any), access drives (including width), substations and accessory structures;
- e. A description of the routes to be used by construction and delivery vehicles and of any road improvements that will be necessary in the Township to accommodate construction vehicles, equipment or other deliveries, and an agreement or bond that guarantees the repair of damage to public roads and other areas caused by construction;
- f. Anticipated construction schedule;
- g. Description of operations, including anticipated regular and unscheduled maintenance;
- h. The applicant must also obtain a permit from the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) for permission to connect access roads to existing County roads and from the Livingston County Drain Commission for any culverts or other drainage facilities;
- i. Proof of approval by Livingston County, Road Commission, and Drain Commission.
- j. Any other relevant studies, reports, certificates, or approvals as may be reasonably required by the Planning Commission;
- k. A copy of the agreement between the applicant and the utility company that will be purchasing electricity from the proposed Utility Solar Energy Facility;
- l. An affidavit or evidence of an agreement between the lot owner or operator confirming the owner or operator has the permission of the property owner to apply for the necessary permits for construction and operation of Utility Solar Energy Facility;
- m. A complete description of the proposed technology to include type of solar panel and system, maximum height, fixed mounted versus tracking, number of panels and angles of orientation;
- n. An escrow deposit shall be provided to the Township in an amount included in the Township's Annual Fee Schedule; and
- o. A complete set of photos [and video](#) of the entire development area prior to construction.

13. Application Fee. Review fees shall be submitted for a Land Use Permit application, Special Use Permit application, site plan review, and required escrow fee to the Township in the amount specified in the fee schedule adopted by the Board of Trustees. This shall include but not be limited to independent review by experts, as deemed necessary by the Planning Commission.

## G. Abandonment and Decommissioning:

## **Solar Energy**

### **Zoning Ordinance Amendment (REDLINE)**

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Following the operational life of the project, the Applicant shall perform decommissioning and removal of the Utility Solar Energy Facility and all its components and restore the site to its original conditions.

1. The decommissioning plan shall be written to provide security to the Township for one hundred percent (100%) of the cost to remove and dispose of all panels, wiring, and restoration of the land to its original conditions. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. Once value of decommissioning is determined, it shall be updated on a periodic basis of not less than every three (3) years.
2. All abandonment and decommissioning work must be done when soil is dry or frozen to prevent compaction.
3. Solar energy systems that are not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed whether or not other solar arrays or photovoltaic devices are operating.
4. Solar energy systems that are damaged shall be replaced or removed within seven (7) days.
5. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment or decommissioning. An extension may be granted if a good faith effort has been demonstrated and any delay is not the result of actions or inaction of the operator.
6. An annual report shall be provided to the Zoning Administrator showing continuity of operation and shall notify the Zoning Administrator if use is to cease, prior to decommissioning, or abandonment. An alternative topography can be approved by the [Planning Commission Township](#) as part of the original site plan review or later as part of decommissioning.
7. Continuing Obligations: Failure to keep any required financial security in full force and effect at all times while a Utility Solar Energy Facility exists or is in place shall constitute a material and significant violation of the Special Land Use Permit and this Ordinance, and will subject the Utility Solar Energy Facility Applicant, owner, and operator, jointly and severally, to all remedies available to the Township, including any enforcement action, civil action, request for injunctive relief, and revocation of the Special Land Use Permit.

## **H. Complaint Resolution:**

Utility Solar Energy Facilities shall provide a complaint resolution process, as described below.

1. The site shall have signs posted with contact information to collect complaints related to the Utility Solar Energy Facility.
2. A log shall be kept by the owner or operator of all complaints received and shall be available to Township officials for review, per Township request.
3. The operator or its agent shall respond to complainants within ten (10) business days and shall provide notification to the Zoning Administrator.



4. Any resolution shall include lawful and reasonable solutions consistent with the Zoning Ordinance, which shall also be provided to the Zoning Administrator.
5. The operator or its assigns reserve the right to adjudicate any claims, including residential claims, in a court of competent jurisdiction.
6. An annual report shall be submitted to the Zoning Administrator and the Township Board that details all complaints received, the status of complaint resolution, and actions taken to mitigate complaints.

## **5. ADDITION OF SECTION 6.31 "PRIVATE SOLAR ENERGY SYSTEMS"**

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Article VI GENERAL PROVISIONS of the Zoning Ordinance entitled is hereby amended to add a Section 6.31 entitled "Private Solar Energy Systems" which shall read, in its entirety, as follows:

### **Section 6.31 Private Solar Energy Systems**

Private Solar Energy Systems shall be permitted as an accessory use in all zoning districts, subject to the following:

- A. A land use permit and applicable building permits shall be required for the installation of any Private Solar Energy System. The application shall include a scaled plot plan shown the property lines, setbacks, existing and proposed buildings and structures, road rights-of-way, wiring location, and panel information.
- B. Ground-mounted Private Solar Energy System shall be located in the rear yard or side yard and shall meet the rear and side yard setbacks for the zoning district in which it is located.
- C. Roof-mounted Private Solar Energy Systems erected on a roof shall not extend beyond the peak of the roof. If the Private Solar Energy System is mounted on a building in an area other than the roof, it shall not extend vertically beyond the wall on which it is mounted and shall not extend more than twelve (12) inches beyond the wall on which it is mounted.
- D. Ground-mounted Private Solar Energy Systems shall have a maximum height of twenty-five (25) feet above the ground when oriented to maximum tilt.
- E. All power transmission lines, wires, or conduits from a ground-mounted Private Solar Energy System to any building or other structure shall be located underground.
- F. Batteries associated with Private Solar Energy Systems must be located within a secured container or enclosure.
- F.G. Solar energy systems that are damaged shall be replaced or removed in a timely manner.

## Solar Energy

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~~G.H.~~ Signage shall be provided in a visible location with disconnection procedures for emergency first responders.

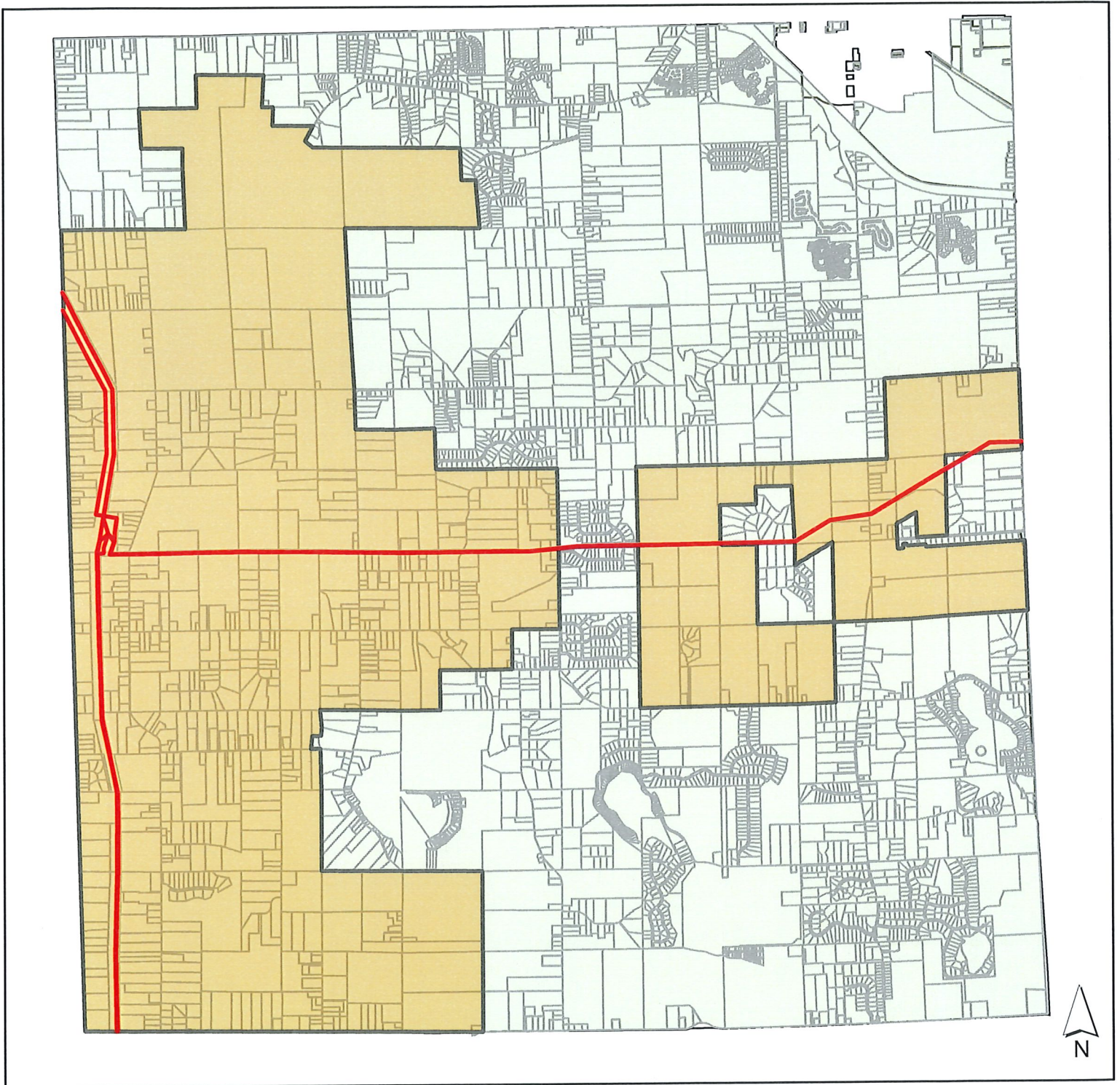
~~H.I.~~ All Private Solar Energy Systems, including BIPVs, ground-mounted, and structure mounted, shall conform to applicable County, State, and Federal laws and regulations and safety requirements including Michigan Building codes.

~~I.J.~~ Private Solar Energy Systems that have been abandoned for a period of one (1) year shall be removed by the property owner within six (6) months of the date of abandonment.

draft (10.17.2022) for PC review)



# SOLAR FARM OVERLAY DISTRICT DRAFT



## Legend

-  Solar Farm Overlay
-  Transmission Line

0 0.28 0.55 1.1 Miles



**Marion Township**  
Livingston County, Mi

Carlisle | Wortman, Assoc.  
October 17, 2022





**MARION TOWNSHIP  
KENNEL ZONING ORDINANCE AMENDMENT**

**An amendment the Marion Township Zoning Ordinance to amend and add definitions related kennels and amend kennel standards.**

**Marion Township Ordains:**

**Section 1. PURPOSE & INTENT**

The purpose of this ordinance is to establish the standards and maintenance of operating a kennel within the ~~township~~ Township so as in order to protect the general health, safety, and welfare of residents and property owners and to preclude any harmful effects of such land use ~~form from~~ occurring in any zoning district where such use may be permitted.

**Section 2. AMENDMENT OF ARTICLE III: DEFINITIONS**

Section 3.02 Definitions of the Zoning Ordinance is hereby amended by removing the following definitions:

Kennel, Commercial: Any lot or premises used for breeding, commercial sale, boarding or keeping of 11 or more dogs over six months of age.

Kennel, Hobby: Any lot or premises used for breeding, commercial sale, or keeping of more than 3 but less than 11 dogs over six months of age.

**Section 3. AMENDMENT OF ARTICLE III: DEFINITIONS**

Section 3.02 Definitions of the Zoning Ordinance is hereby amended by adding the following definitions which shall read, in its entirety, as follows:

**3.02 — DEFINITIONS**

**Kennels:** The following definitions shall apply in the application of this Ordinance:

- A. Definitions. As used in this subsection, the following terms shall have the following definitions:

**Dog Nuisance Barking:** Shall mean barking which that is unreasonably annoying, disturbing, offensive, or which unreasonably interferes with the comfortable enjoyment of one (1) or more person's occupying property next or in reasonable proximity to the property where the dogs are kept. The barking must be continuously audible for ten (10) minutes or intermittently audible for thirty (30) minutes within a three (3)- hour period.

**Dog Run:** A locked and fenced-in outdoor area where dogs can run and exercise in a controlled manner.



## Kennels

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**Kennels:** Any ~~Lot~~ lot or premises on which five (5) or more dogs of more than four (4) months in age are kept temporarily or permanently, as pets or any lot or premises for the purpose of caring for, dog rescue, boarding, training or sporting purposes, breeding, for sale, or otherwise, excluding a facility that is exclusive to only grooming services. This definition shall not be deemed to apply to a litter of puppies with their mother and under six (6) months of age.

Note: This definition provides for five (5) or more dogs. For those residents that have between one (1) and four (4) dogs, each dog must be vaccinated and licensed as required in conformance to the Livingston County Animal Control Ordinance, Article IV – Licensing and Vaccination, Sections 1 – 7.

~~**Dog Nuisance Barking:** Shall mean barking which is unreasonably annoying, disturbing, offensive, or which unreasonably interferes with the comfortable enjoyment of one or more person's occupying property next or in reasonable proximity to the property where the dogs are kept. The barking must be continuously audible for ten minutes or intermittently audible for 30 minutes within a three hour period.~~

**Kennel Indoor Area:** Any building that is fully enclosed with permanent walls, roof and floor where dogs are housed either temporarily or permanently on any lot or premises.

**Kennel Outdoor Area:** Any area on any lot or premises outside of the Kennel Indoor Area used for any type of exercising of dogs. This area includes dog run enclosures that are attached to the Kennel Indoor Area by either a door or gate.

## Section 4. AMENDMENT OF ARTICLE VI: GENERAL PROVISIONS

Article VI of the Township's Zoning Ordinance entitled "STANDARDS FOR SPECIFIC SPECIAL LAND USES" is hereby amended to merge Section 17.19(A) Commercial Kennels and 17.19(B) Hobby Kennels to 17.19 entitled "Kennels" which shall read, in its entirety, as follows:

C. Household pets: The keeping of household pets, such as dogs, cats, and other animals generally regarded as household pets is permitted as an accessory use in any residential zoning district provided that the number of pets, except as provided below for dogs, does not exceed eleven (11). If more than three (3) dogs are kept as household pets, none of the dogs kept shall be counted as a household pet nor be considered a permitted accessory use but instead the owner must obtain a hobby kennel permit as provided herein.

D. Hobby kennels: The keeping of more than three (3) dogs, but less than eleven (11) shall only be allowed subject to the hobby kennel provisions of this



## Kennels

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ordinance and issuance of an appropriate permit by the Township. Hobby kennels are permitted subject to the special conditions in the Rural Residential (Section 8.01) and Suburban Residential District (Section 8.02). Hobby kennels are permitted only by special use permit in the Urban Residential District (Section 8.03) and are subject to the requirements of Section 17.19.B.

- E. Commercial kennels: The keeping of eleven (11) or more dogs shall be subject to the commercial kennel provisions of this ordinance. Commercial kennels are only permitted by special use permit in the Rural Residential (Section 8.01.E) and Suburban Residential (Section 8.02.E) Districts and are subject to the requirements of Section 17.19A.

## Section 5. AMENDMENT OF ARTICLE VIII: RESIDENTIAL DISTRICTS

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Section 8.01(D)(2) of the Zoning Ordinance is hereby deleted.

2. Hobby kennels subject to the following conditions:

- a. A hobby kennel shall be on a lot with a minimum size of 1 acre for the first three (3) animals and one-third (1/3) acre shall be required for each additional dog with a limit of ten (10) dogs.
- b. Hobby kennels shall only house dogs owned by the occupant of the dwelling unit.
- c. All kennels shall be operated in conformance with all applicable county, state, and federal regulations.
- d. Habitual barking or unusual noise from the kennel, which results in a nuisance to neighboring landowners or residents, is prohibited. The intensity of level of sounds shall not exceed seventy five (75) decibels at the lot line of industrial uses; sixty five (65) decibels at the lot line of commercial uses; and fifty five (55) decibels at the common lot line when adjacent to residential uses and residential districts. The sound levels shall be measured with a type of audio output meter approved by the United States Bureau of Standards.
- e. All dogs must be licensed and maintained in a healthful manner.
- f. Dogs shall be kept confined and not allowed to run at large on the property, except as part of supervised training.
- g. Runs and/or exercise areas and buildings where the dogs are maintained shall be located in the side and/or rear yard only. Kennel runs shall be screened by a solid fence, evergreen screen or wall, which is at least six (6) feet in height. The wall of the principle building or an accessory structure may be submitted for the required screening wall if such wall screens the view of the kennel run from adjacent property.



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- ~~h. Accessory buildings where dogs are kept, runs, and exercise areas shall not be located nearer than fifty (50) feet to any adjacent residential lot line.~~
- ~~i. The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease, or offensive odor.~~
- ~~j. Dog odors shall not be detectable beyond the lot lines of the property in which the kennel is located.~~
- ~~k. Dust and drainage from the kennel enclosure shall not create a nuisance or hazard to adjoining property or uses.~~
- ~~l. Exercise yards, when provided for training or exercising, shall not be used between the hours of 10:00 p.m. and 7:00 a.m. During the hours between 7:00 a.m. and 10:00 p.m., dogs shall be permitted in outdoor runs or pens. Dogs shall be confined and not allowed to run at large on the property, except as part of supervised training~~

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### Section 6. AMENDMENT OF ARTICLE VIII: RESIDENTIAL DISTRICTS

Section 8.01(E)(9) of the Zoning Ordinance is amended to read as following, in its entirety:

9. ~~Commercial~~ Kennels.

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### Section 7. AMENDMENT OF ARTICLE VIII: RESIDENTIAL DISTRICTS

Section 8.01(D)(2) of the Zoning Ordinance is hereby deleted.

2. Hobby kennels subject to the following conditions:

- ~~a. A hobby kennel shall be on a lot with a minimum size of 1 acre for the first three (3) dogs and one third (1/3) acre shall be required for each additional dog with a limit of ten (10) dogs.~~
- ~~b. Hobby kennels shall only house dogs owned by the occupant of the dwelling unit.~~
- ~~c. All kennels shall be operated in conformance with all applicable county, state, and federal regulations.~~
- ~~d. Habitual barking or unusual noises from the kennel, which results in a nuisance to neighboring landowners or residents, is prohibited. The intensity of level of sounds shall not exceed seventy five (75) decibels at the lot line of industrial uses; sixty five (65) decibels at the lot line of commercial uses; and fifty five (55) decibels at the common lot line when adjacent to residential uses and residential districts. The sound levels shall be measured with a type of audio output meter approved by the United States Bureau of Standards.~~

## Kennels

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- e. All dogs must be licensed and maintained in a healthful manner.
- f. Dogs shall be kept confined and not allowed to run at large on the property, except as part of supervised training.
- g. Runs and/or exercise areas and building where the dogs are maintained shall be located in the side and/or rear yard only. Kennel runs shall be screened by a solid fence, evergreen screen or wall, which is at least six (6) feet in height. The wall of the principle building or an accessory structure may be submitted for the required screening wall if such wall screens the view of the kennel run from adjacent property.
- h. Accessory buildings where dogs are kept, runs and exercise areas shall not be located nearer than fifty (50) feet to any adjacent residential lot line.
- i. The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease, or offensive odor.
- j. Dog odors shall not be detectable beyond the lot lines of the property in which the kennel is located.
- k. Dust and drainage from the kennel enclosure shall not create a nuisance or hazard to adjoining property or uses.
- l. Exercise yards, when provided for training or exercising, shall not be used between the hours of 10:00 pm and 7:00 am. During the hours between 7:00 am and 10:00 pm, dogs shall be permitted in outdoor runs or pens. Dogs shall be confined and not allowed to run at large on the property, except as part of supervised training.

### Section 8. AMENDMENT OF ARTICLE VIII: RESIDENTIAL DISTRICTS

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Section 8.02(E)(10) of the Zoning Ordinance is amended to read as following, in its entirety:

#### 10. Commercial Kennels.

### Section 8. AMENDMENT OF ARTICLE VIII: RESIDENTIAL DISTRICTS

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Section 8.02(D) Uses Permitted By Special Right of the Zoning Ordinance is amended to read as following, in its entirety:

#### D. Uses Permitted By Special Use Permit:

- 1. Public facilities, including cemeteries, parks, schools, libraries, and recreational facilities, similar uses and activities.



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2. Public, parochial, and private elementary, intermediate and/or high schools, and institutions of higher learning, offering courses in general education.
3. Adult foster care small group homes.
4. Adult foster care large group homes.
5. Bed and breakfast establishments.
6. Churches and religious buildings.
7. Child care centers.
8. Communication towers.
9. Golf courses and country clubs.
10. Group child care homes.
1. Hobby kennels.
11. Hospitals.
12. Multiple-family dwellings.
13. Nursing or convalescent homes.
14. Private recreational facilities.

## Section 9. AMENDMENT OF ARTICLE XVII: SPECIAL USE SPECIFIC DESIGN STANDARDS

### Amendment of Article XVII: "SPECIAL USE SPECIFIC DESIGN STANDARDS"

Article XVII Standards for Specific Land Uses of the ~~Township's~~ Zoning Ordinance entitled "STANDARDS FOR SPECIFIC SPECIAL LAND USES" is hereby amended to merge ~~subsection Section~~ 17.19(A) Commercial Kennels and 17.19(B) Hobby Kennels to 17.19 ~~entitled "Kennels"~~ which shall read, in its entirety, as follows:

#### **17.19 Kennels**

- A. **Locational Requirements:** Kennels are permitted by special use permit in the Rural Residential and Suburban Residential Districts.
- B. **Site Requirements:** A kennel shall be on a lot with a minimum lot size of two (2) acres for the first ~~five~~ four (54) dogs and an additional one-third (1/3) acre for each additional animal thereafter.
- C. **Buffering Requirements:** Accessory buildings where dogs are kept, runs, exercise areas, and any other place where dogs are kept outside, shall ~~not~~ be located ~~nearer than~~ at least fifty one hundred (50100) feet from any ~~all property lot lines, wetlands and ponds.~~
- D. **Barrier Requirements:** The dog runs or enclosures, exercise yards, and any places where the dogs are kept either fulltime or part time must be enclosed

## Kennels

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with a view obstruction noise barrier, such as ~~an earth berm or~~ sound fence, ~~to prohibit the escape of dogs~~. The fence ~~and/or barrier~~ earth berm shall ~~also be no less than~~ have a minimum height of six (6) feet, a maximum height of and/or ~~no more than~~ eight (8) feet high, ~~and no closer than~~ be at least three (3) feet ~~to from~~ any of the runs, exercise areas, places where the dogs are kept, or any exterior property lines, wetlands, ~~and or~~ ponds.

### E. Performance Standards:

1. All kennels shall be operated in conformance with all applicable county, state, and federal regulations.
2. The main kennel building used to house the animals shall be insulated ~~in such a manner that animal noises are to~~ minimized animal noises.
3. Dog nuisance barking ~~from the kennel, which that~~ results in a nuisance to neighboring landowners or residents, is prohibited. The intensity level of sounds shall not exceed seventy-five (75) decibels at the lot line of industrial uses, sixty-five (65) decibels at the lot line of commercial uses, and fifty-five (55) decibels at the common lot line when adjacent to residential uses and residential districts. The sound levels shall be measured with a type of audio output meter, ~~approved by the United States Bureau of Standards~~.
4. Exercise yards, when provided for training or exercising, shall not be used between the hours of 10:00 p.m. and 8:00 a.m.
5. Dog runs, exercise yards, and any places where the dogs are kept either fulltime or part time must be located in the rear yard only.
6. The kennel area shall be screened from view by appropriate screening as determined by the Planning Commission in conformance with Section 6.13 Landscaping, Fencing, Walls, and Screens.
- ~~7. The outside perimeter of the run and/or exercise area kennel shall be enclosed by fencing at sufficient height or completely covered on sides and top to prohibit the escape of dogs.~~
- ~~8.7.~~ All dogs must be licensed, vaccinated, and maintained in a healthful and careful manner, in conformance with the Livingston County Animal Control Ordinance, Article LV, Sections 1-7, Licensing, and Vaccination.
- ~~9.8.~~ The building, heating, water supply, electricity and sanitary facilities shall meet the requirements of the township ordinances and the County Building Department. In addition, all kennels shall be regulated, inspected, and license by the Livingston County Animal Control Ordinance, Article IV, Sections 1-7, Licensing and Vaccination.
- ~~10.9.~~ The kennel shall be owned or operated by the owner of the property. ~~parcel must be owned, operated and occupied by the owner/operator of the kennel.~~
- ~~11.10.~~ Kennel Indoor Area:



## Kennels

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- a. Indoor animal housing areas shall be provided with sufficient heating and cooling to protect animals from extreme temperatures and to provide for adequate care at all times. The ambient temperature shall be consistent with the needs of the animal-speciescanines and their life stage and medical condition. Adequate fresh drinking water must be present at times for each animal.
- b. Housing, whelping and husbandry areas must be of sufficient size to allow room for each animal to stand and walk around freely, and exercise normal postural movements as well as allowing adequate room for bedding, food/water bowls, and the birth and care of any offspring.
- c. The minimum size of the enclosures within the required kennel building shall be not less than at least four (4) feet by four (4) feet square and four (4) feet high. There shall be a door or gate to each enclosure which that allows easy access for inserting and removing the dogs. There shall be a minimum of one (1) enclosure per animal.
- d. Each indoor enclosure shall have a door that allows access of the dog to an outdoor exercise area that is only accessible by a single indoor enclosure.
- e. All floors within each enclosure shall be made of sealed or coated concrete and sloped to facilitate cleaning, drainage, and sanitation.
- f. Indoor animal play areas shall be of sufficient size to allow for maintenance of sanitary conditions and to avoid overcrowding of animals.
- g. Convenient toilet and hand washing facilities with hot and cold running water shall be available to maintain personal hygiene of kennel staff.

#### 42.11. Kennel Outdoor Area:

- a. Outdoor areas and exercise areas shall have adequate-enclosed walls or fences to keep animals secured and to restrict the entry of dangerous animals from the outside.
- ~~b. Outdoor areas and exercise areas shall be provided with areas of shade from direct sunlight, and adequate shelter to protect from rain, snow, or weather detrimental to the health of the animal.~~
- e.b. Outdoor areas and exercise areas shall have adequate drainage to prevent standing water.
- d.c. Animals shall not be allowed in outside areas unless they are able, in the environmental conditions present at that time, to maintain the normal body temperature appropriate for that species.
- e.d. The exterior run or enclosure for each indoor enclosure shall be a minimum of four (4) feet wide and twelve (12) feet long and have direct access to the kennel building. The opening into the required

## Kennels

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kennel building shall have a sliding or other type of closable door. ~~No more than one dog shall be allowed in the outdoor run or exercise area.~~

~~f.e. All floors within each exterior or enclosure for each indoor enclosure shall be made of sealed or coated concrete and sloped to facilitate cleaning, drainage and sanitation.~~

~~g.f.~~ Outdoor areas and exercise areas shall be provided with areas of shade and adequate shelter to protect from rain, snow, ~~or and~~ weather detrimental to the health of the animal. Adequate fresh drinking water must be present at all times for each animal while in the outdoor or exercise areas.

~~h. No more than five dogs shall be allowed in the outdoor or exercise areas at any one time.~~

~~i.g. Kennel staff shall be present at all times in the outdoor and exercise areas when animals are being exercised. Dogs shall be supervised at all times when outdoors.~~

~~j.h.~~ The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease, or offensive odor.

~~k.i.~~ Dog odors shall not be detectable beyond the lot lines of the property in which the kennel is located.

~~l.j.~~ Dust and drainage from the kennel building, exterior runs or enclosures, or exercise areas shall not create a nuisance or hazard to adjoining properties or uses.

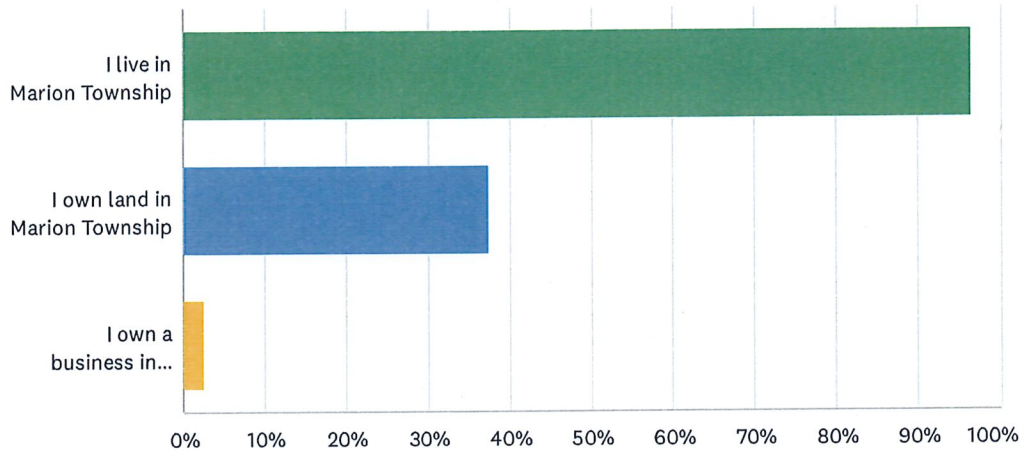
~~m.k.~~ All waste ~~should shall~~ be disposed of according to state, county, and federal regulations.



## Marion Township Land Preservation Survey

### Q1 Please check all that apply

Answered: 627 Skipped: 3

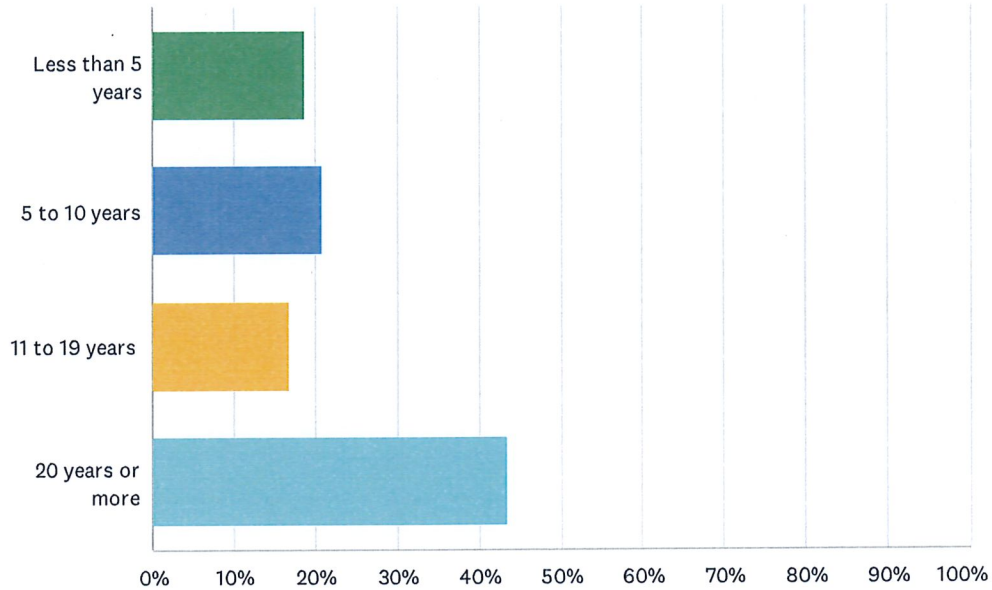


ANSWER CHOICES	RESPONSES	
I live in Marion Township	96.65%	606
I own land in Marion Township	37.48%	235
I own a business in Marion Township	2.55%	16
Total Respondents: 627		

## Marion Township Land Preservation Survey

### Q2 If you live in Marion Township, how long have you lived here?

Answered: 615 Skipped: 15



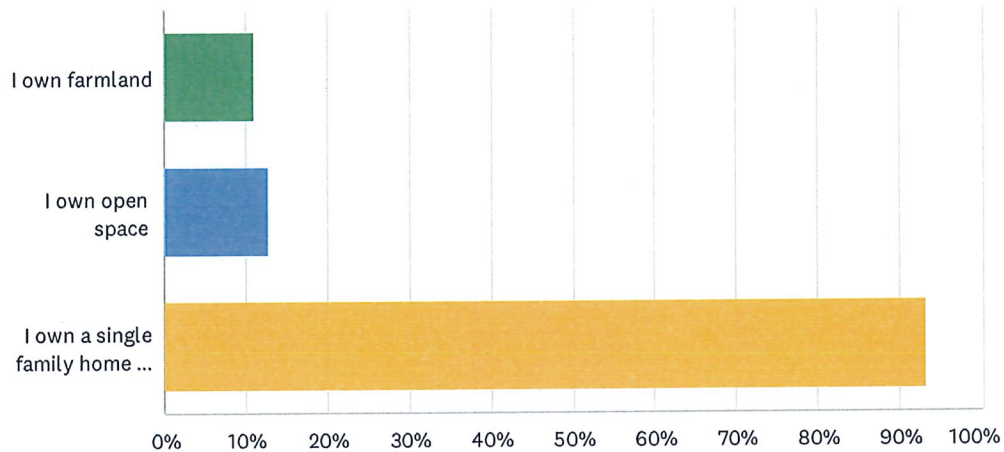
ANSWER CHOICES	RESPONSES	
Less than 5 years	18.86%	116
5 to 10 years	20.98%	129
11 to 19 years	16.75%	103
20 years or more	43.41%	267
TOTAL		615



## Marion Township Land Preservation Survey

### Q3 Please check all that apply.

Answered: 599 Skipped: 31

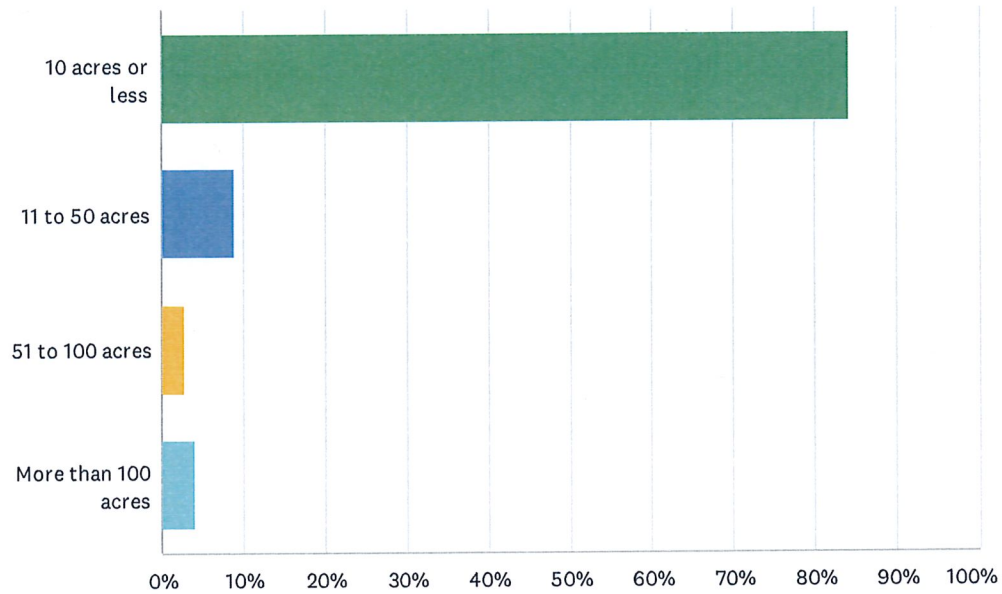


ANSWER CHOICES	RESPONSES	
I own farmland	11.02%	66
I own open space	12.69%	76
I own a single family home or condo	93.16%	558
Total Respondents: 599		

## Marion Township Land Preservation Survey

### Q4 How many acres do you own?

Answered: 548 Skipped: 82



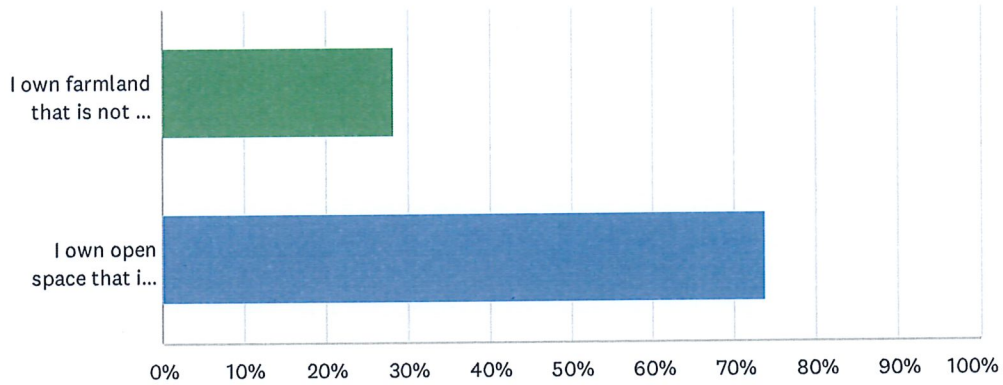
ANSWER CHOICES	RESPONSES	
10 acres or less	84.31%	462
11 to 50 acres	8.94%	49
51 to 100 acres	2.74%	15
More than 100 acres	4.01%	22
TOTAL		548



## Marion Township Land Preservation Survey

### Q5 Please check all that apply.

Answered: 99 Skipped: 531

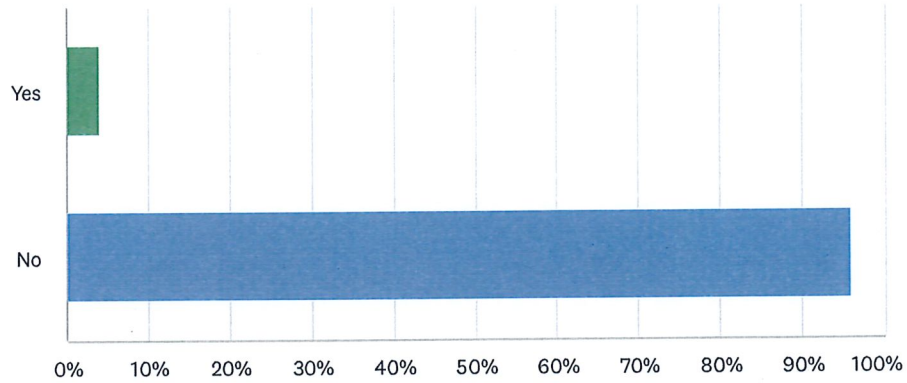


ANSWER CHOICES	RESPONSES	
I own farmland that is not in use.	28.28%	28
I own open space that is not in use.	73.74%	73
Total Respondents: 99		

Marion Township Land Preservation Survey

Q6 Do you rent or lease farmland to others?

Answered: 603 Skipped: 27



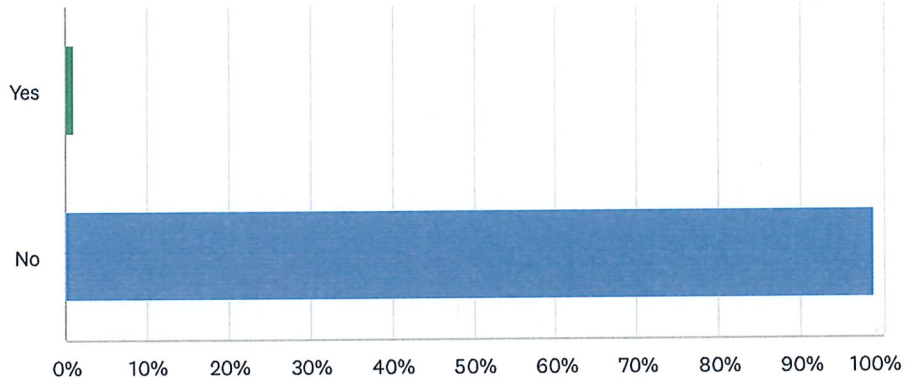
ANSWER CHOICES	RESPONSES	
Yes	4.15%	25
No	95.85%	578
TOTAL		603



## Marion Township Land Preservation Survey

### Q7 Do you rent or lease farmland from others?

Answered: 606 Skipped: 24

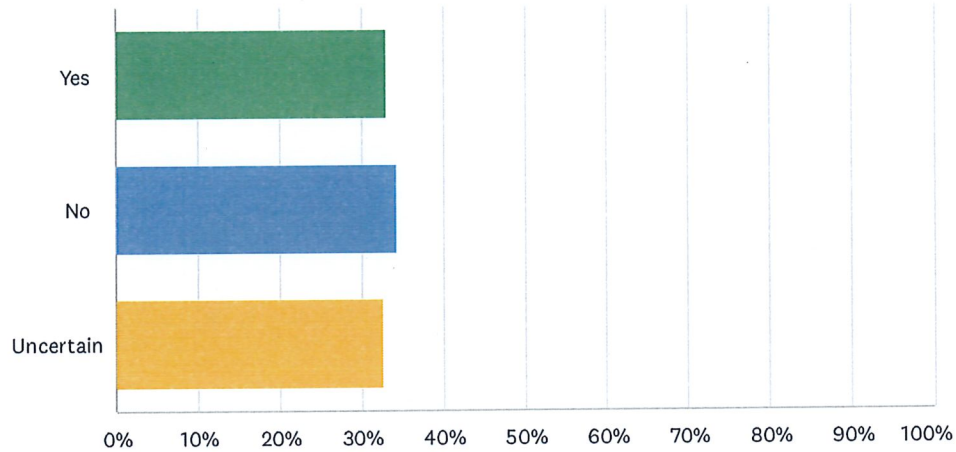


ANSWER CHOICES	RESPONSES	
Yes	0.99%	6
No	99.01%	600
TOTAL		606

# Marion Township Land Preservation Survey

## Q8 Would you be interested in preserving property you currently own?

Answered: 466 Skipped: 164



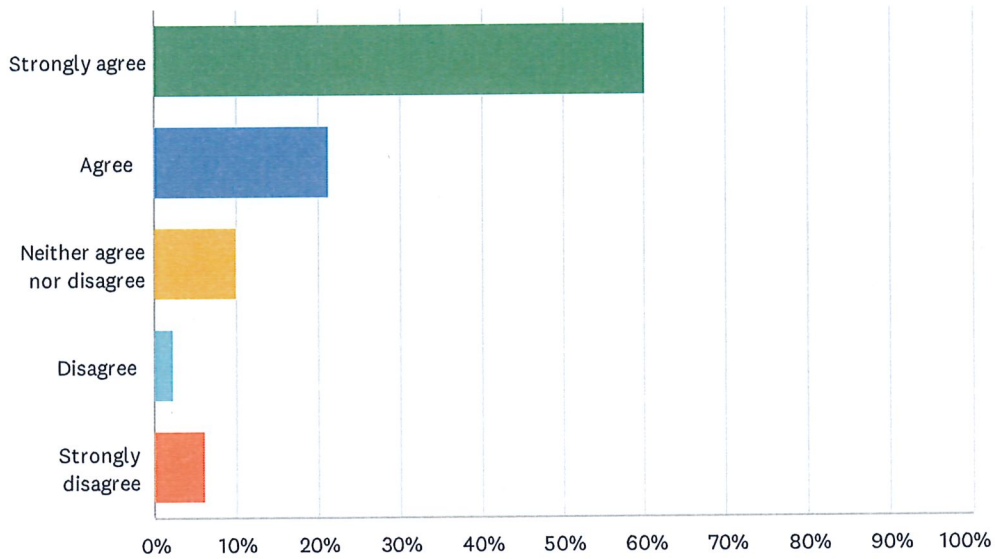
ANSWER CHOICES	RESPONSES	
Yes	33.05%	154
No	34.33%	160
Uncertain	32.62%	152
TOTAL		466



# Marion Township Land Preservation Survey

## Q9 Marion Township should consider zoning to protect farmland and open space from development.

Answered: 622 Skipped: 8

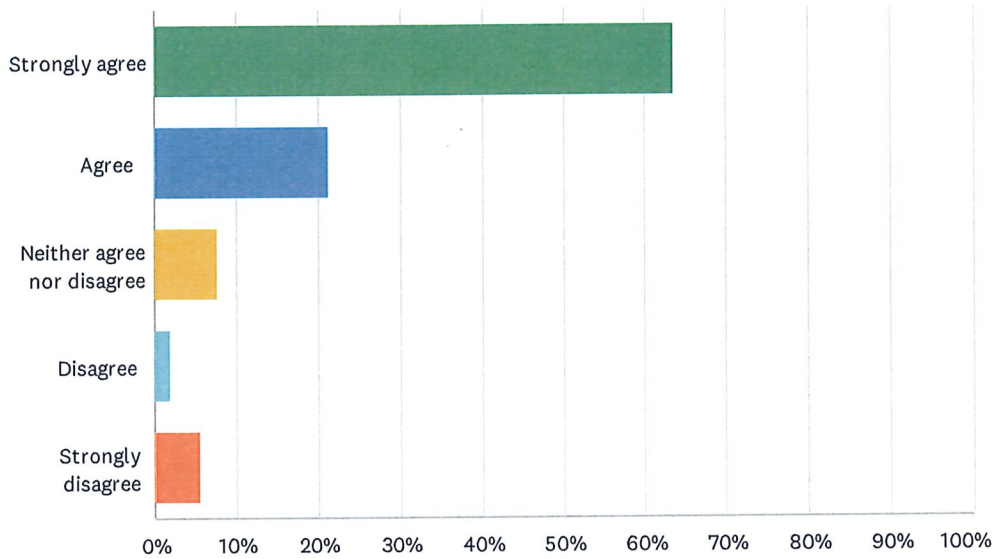


ANSWER CHOICES	RESPONSES	
Strongly agree	60.13%	374
Agree	21.38%	133
Neither agree nor disagree	9.97%	62
Disagree	2.25%	14
Strongly disagree	6.27%	39
TOTAL		622

# Marion Township Land Preservation Survey

## Q10 Marion Township should encourage protection of farmland and open space.

Answered: 622 Skipped: 8



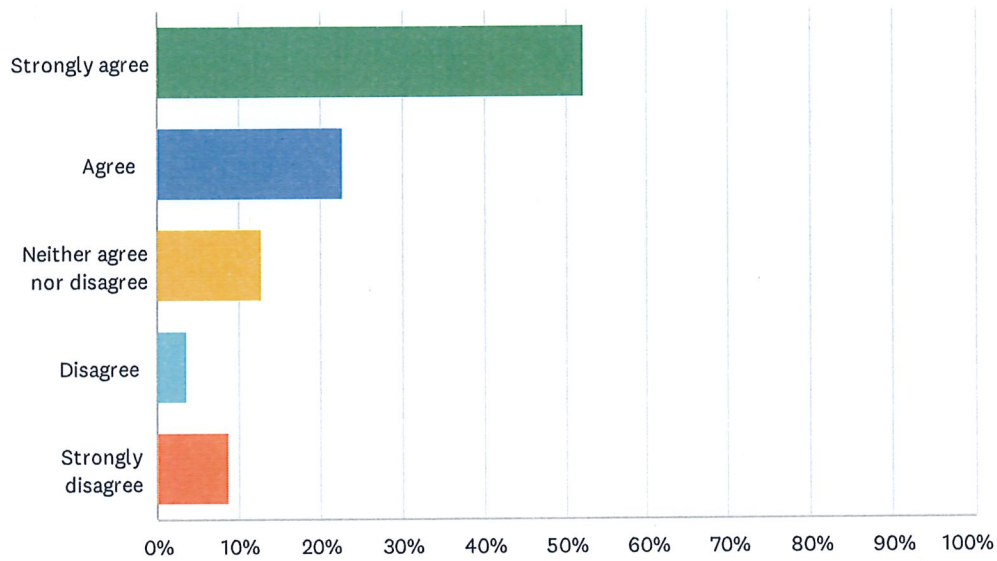
ANSWER CHOICES	RESPONSES	
Strongly agree	63.50%	395
Agree	21.38%	133
Neither agree nor disagree	7.72%	48
Disagree	1.93%	12
Strongly disagree	5.47%	34
TOTAL		622



# Marion Township Land Preservation Survey

## Q11 Marion Township should consider formal programs to assist in the preservation of farmland and open space.

Answered: 620 Skipped: 10

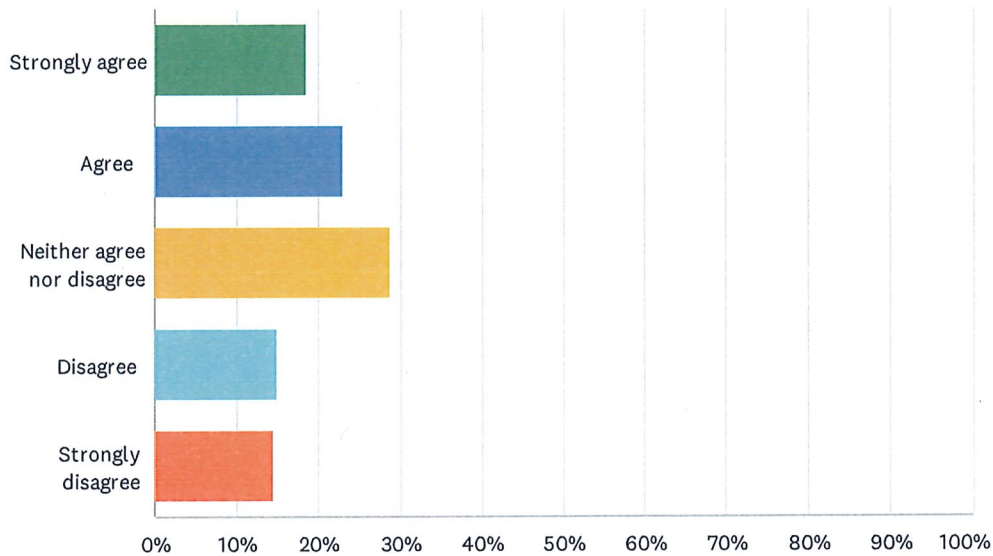


ANSWER CHOICES	RESPONSES	
Strongly agree	52.26%	324
Agree	22.74%	141
Neither agree nor disagree	12.74%	79
Disagree	3.55%	22
Strongly disagree	8.71%	54
TOTAL		620

# Marion Township Land Preservation Survey

Q12 Marion Township should encourage development of homes on smaller lots where they are surrounded by permanently preserved farmland or open space.

Answered: 617 Skipped: 13



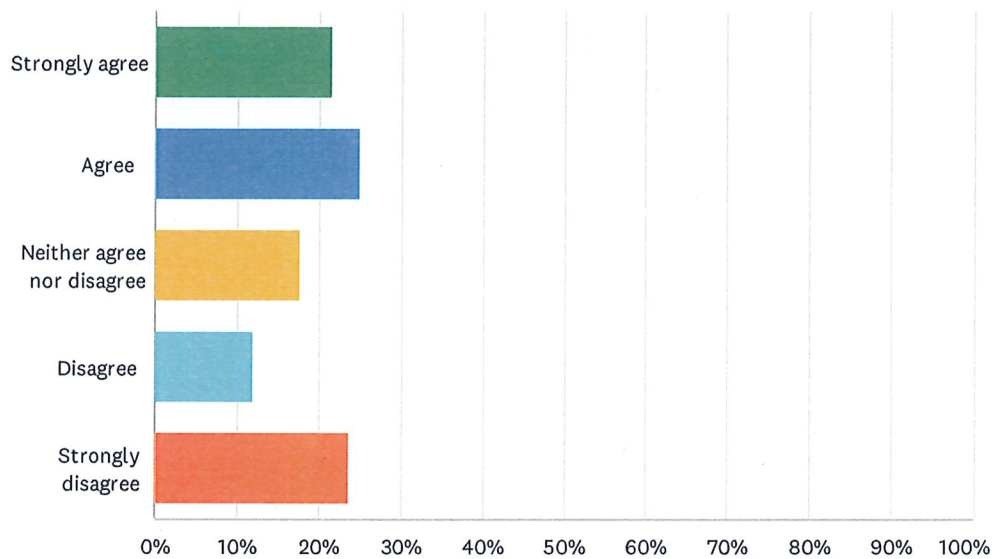
ANSWER CHOICES	RESPONSES	
Strongly agree	18.64%	115
Agree	23.01%	142
Neither agree nor disagree	28.85%	178
Disagree	14.91%	92
Strongly disagree	14.59%	90
TOTAL		617



# Marion Township Land Preservation Survey

Q13 I would consider increasing my taxes to support preservation of farmland and open space for 5 years at an increase of 1.0 mill (\$1.00 per \$1,000 taxable value) Property Taxable Value: \$150,000, \$150 per year tax (see calculation explanation on the paper survey). Estimated Revenue/Year: \$618,000

Answered: 619 Skipped: 11



ANSWER CHOICES	RESPONSES	
Strongly agree	21.49%	133
Agree	25.04%	155
Neither agree nor disagree	17.77%	110
Disagree	11.95%	74
Strongly disagree	23.75%	147
TOTAL		619