

**MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
MARCH 13, 2025**

MEMBERS PRESENT: Bill Fenton, Scott Lloyd, Dan Lowe, Les Andersen, Jim Witkowski, and Sandy Donovan

MEMBERS ABSENT: Tammy Beal

OTHERS PRESENT: John Gormley, Attorney; Phil Westmoreland, Spicer

CALL TO ORDER

Bill Fenton called the meeting to order at 7:30 pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF AGENDA

Les Andersen motioned to approve the agenda as presented. Sandy Donovan seconded. **Motion carried.**

CONSENT AGENDA

Sandy Donovan motioned to approve the consent agenda. Scott Lloyd seconded. **Motion carried.**

RENEWABLE ENERGY UPDATES

Bill Fenton shared a letter he received from DTE stating that they will be contacting property owners in the township seeking leases and easements for renewable energy projects. He said the first step is for property owners to tell them no. There are no confirmed projects in Marion Township yet; there is property at Norton and Cedar Lake that has a contract with an option to lease. Those parcels are within the Wellhead Protection Area.

Jim Witkowski said that MISO's (grid operator) website indicates that 1200 acres in Marion Township is listed; that would be the Norton and Cedar Lake parcels.

Representative Jason Woolford introduced himself and indicated he supports keeping local control of these projects.

MEADOWS NORTH

Kathy Acker, 1149 Peavy Road, read a statement above the negative impact of this development with the entrance on Peavy Road. She asked the board to table this item until the Special Use Permit

requirements are met, the access to minor/local roads is addressed, the fact that the ordinance requires two entrances, a traffic impact study is provided, and permits are received from EGLE.

Mark Mynsberge, 1019 Spirea, said the petition signed by residents seems to request access through The Meadows. He would like access through The Meadows not be considered and be removed from the petition.

Bill Fenton motioned to approve the preliminary site plan for Meadows North based on recommendation from the township and county Planning Commissions, Livingston County Road Commission, and the township's zoning administrator. Sandy Donovan seconded.

Discussion

Dan Lowe said that Mitch Harris originally agreed to put in a road, no soil borings or wetland delineation has been done, the proposed entrance off of Peavy Road is not wide enough, the entrance needs to be off of D-19 and a traffic study needs to be done. He said an entrance off D-19 would also provide access to the 16-acre land locked Highway Service parcel owned by Mitch Harris.

Pat Keough, Ace Civil Engineering, said the traffic impact study would be done prior to final approval, as well as permits from EGLE.

Roger Myers, attorney for Mitch Harris, said that two zoning administrators have said this site plan does comply with the ordinance. He said a condition of the rezoning was the Peavy Road entrance, not D-19 through The Meadows. The adjacent 16-acre parcel is irrelevant.

Jim Witkowski said the township board has the ultimate decision and this is not a use permitted by right, it requires a Special Use Permit. He cited the Livingston County Road Commission two-year assessment of Peavy Road, which is rated "poor 4-1" on a 1-10 scale, Sections 6.17, 16.06 and 17.21 of the township zoning ordinance, sections of the township's Development Standards with regard to road stubs, length of cul-de-sacs, distance from residential driveways, and that the site plan violates the International Fire Code.

Les Andersen asked John Gormley for his opinion. Mr. Gormley said the process needs to go through the Zoning Board of Appeals. There is a 30-day window to appeal the zoning administrator's interpretation.

Bill Fenton withdrew his previous motion and motioned to table this item until after April 12, 2025. Les Andersen seconded. Roll call vote: Donovan, Andersen, Lloyd, Witkowski, Lowe, Fenton—all yes. **Motion carried 6-0.**

CORRESPONDENCE & UPDATES

T-Mobile has requested to co-locate on the cell tower.

Bill Fenton updated the board on two complaints: he has visited the property at Pingree and Coon Lake Road twice and they have agreed to clean it up; he will revisit next week. There were several complaints about a parcel on Parker Drive that has a large collection of pallets and they intend to build a wall. He will continue working with the owner on this issue.

Matt Miechiels has expressed an interest in the property north of the tracks on Lucy Road and submitted an offer for \$352,000. The owners of the race track have also expressed an interest. Scott Lloyd said the property needs to be appraised.

CALL TO THE PUBLIC

Clarification was asked on the process to file an appeal with the ZBA; Section 5 of the zoning ordinance gives the information.

ADJOURNMENT

Les Andersen motioned to adjourn at 8:45 pm. Scott Lloyd seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

William Fenton, Township Supervisor Date