

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

**REGULAR MEETING
Tuesday – December 16, 2025
7:30 pm**

Virtual access instructions for participating in the meeting are posted on www.mariontownship.com
MEETING WILL BE HELD IN MAIN HALL

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

MEMBERS' PRESENT:

CALL TO PUBLIC:

APPROVAL OF AGENDA: *December 16, 2025, Regular Meeting*

APPROVAL OF MINUTES FOR: *November 25, 2025, Regular Meeting*

OLD BUSINESS:

1. Storage Containers
 - a. Uses other than storage

NEW BUSINESS:

CORRESPONDANCE AND UPDATES:

CALL TO PUBLIC:

ADJOURNMENT:

Marion Township Public Participation Policy at Township Planning Commission Meetings

The Public shall be given an opportunity to be heard at every Township Planning Commission Meeting following the adoption of this Policy.

The Planning Commission Chairperson is the moderator of the meeting. In the absence of the Chairperson, the Planning Commission VICE-Chairperson shall be the moderator of the meeting.

The Public attending the meeting either in-person or on-line may speak during the "Call to the Public" part of the meeting agenda. To preserve order, those attending in-person will speak first. When all in-person attendees have been heard, the moderator will ask if any on-line attendee wishes to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.

When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak. On-line attendees may unmute themselves and when recognized by the moderator may speak. On-line attendees will also be asked for their name and address.

All comments shall be addressed to the Township Planning Commission members. The "Call to the Public" is for attendees to provide information or opinions to the Township Planning Commission and is not intended to be a dialogue. Anyone needing a response should contact officials or staff during normal office hours.

The Public attending the meeting either in-person or on-line will be allowed to ask questions and make comments about NEW and UNFINISHED agenda items. These questions and comments must be made during the discussion of that agenda item. Anyone that would like to speak will raise their hand indicating their desire to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.

When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak about the NEW or UNFINISHED agenda item. On-line attendees may unmute themselves and when recognized by the moderator may speak. On-line attendees will also be asked for their name and address.

The moderator can close the questions and comments session about a NEW and UNFINISHED agenda item at his/her discretion.

To preserve efficiency, at any time during the meeting, each speaker, whether in-person or online will be limited to THREE MINUTES.

Approved by: _____
Larry Grunn, Chairman

Date: _____

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 25, 2025**

MEMBERS PRESENT: Larry Grunn, Cheryl Range, Scott Lloyd, Bruce Powelson, Jim Anderson
MEMBERS ABSENT: None
OTHERS PRESENT: Scott Richardson, Zoning Administrator; Zach Michels, Planning Consultant

CALL TO ORDER

Larry Grunn 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

Bruce Powelson motioned to approve the agenda. Jim Andersen seconded. **Motion carried.**

APPROVAL OF MINUTES

Jim Andersen motioned to approve the October 28, 2025 meeting minutes as presented. Bruce Powelson seconded. **Motion carried.**

PUBLIC HEARING

Larry Grunn opened the public hearing for TXT #01-25: 6.20 Private Roads, 13.03 Planned Unit Developments, 6.18 Condominium Projects, 17.21 Multi-family Site Condominiums, 6.17 Infrastructure and Concurrency Standards, and 16.04 Planning Commission Action.

Catherine Dyer, 2715 High Meadows (attending online), had questions on private roads. She asked if the SAD overrides what residents on her road had already decided. Scott Richardson said it applies to private roads going forward. Jim Andersen said that parcel splits could change that and then it would fall under the new guidelines. Zach Michels explained that a SAD is only one tool that can be used. There is no requirement for a SAD, but would need a private road maintenance agreement. Catherine said she is not in favor of this if it overrides residents' wishes.

Debra Wiedman-Clawson, 2355 White Birch Trail, asked if the residents would have to pay to bring the road up to the standards. Scott Richardson says it would depend on the number of houses. She had questions about the township engineer certifying the road.

Eric Schram, 1180 Peavy Road, asked if the Mitch Harris development off Peavy Road is going to be discussed. Scott Richardson said not at this meeting.

Scott Richardson said he received a letter from Katherine Acker, Peavy Road Estates 1, regarding Section 17.21 D stating that only multi-family developments are subjected to entrances on specifically listed streets, but single family or duplex developments do not have those stipulations imposed. They feel any development will still impose a detriment to the community.

Larry Grunn closed the public hearing.

OLD BUSINESS

Zach Michels said Dexter Township has a section in their Private Road ordinance that could be added to Section 6.20 J, item 5 d: "The Township Board, by resolution, upon receipt of the township engineer's final inspection report, will certify the private road in question as confirming to the standards of Marion Township, and accepted as an approved private road."

Bruce Powelson asked why Item B 15 in Section 6.20 still referenced "color" contrast for street name signs. Zach Michels suggested taking out "in terms of color". Bruce also said that Item D 1 of Section 6.17 states "above" the predevelopment runoff impact rate; it should be changed to "greater than".

Jim Anderson said he would like to discuss the letter read during the public hearing with regard to multi-family developments. Zach Michels said the language in 17.21 is more restrictive than the general single-family housing; it's limiting these types of developments to only certain areas because of infrastructure and proximity to the City of Howell. Jim Anderson asked what about single family or duplexes? Zach said they have a right to develop property. There are a lot of ways to measure impact. Jim said that this ordinance doesn't preclude development of Meadows North if they can access through D-19.

Jim Anderson motioned to submit the following to the Livingston County Planning Department for review and comment: TXT #01-25: 6.20 Private Roads, 13.03 Planned Unit Developments, 6.18 Condominium Projects, 17.21 Multi-family Site Condominiums, 6.17 Infrastructure and Concurrency Standards, and 16.04 Planning Commission Action. Larry Grunn seconded. **Motion carried.**

Bruce Powelson asked Scott to let the Planning Commission members know when and where the county planning meeting will be held.

NEW BUSINESSES

No new business at this time.

CALL TO THE PUBLIC

No response from the public.

Jim Andersen asked about discussion on storage containers. Scott Richardson said it will be on the agenda for the December 16 meeting.

Zach Michels said there is language in 17.36 for data processing facility which may not be adequate. Jim Anderson asked if Zach could provide Scott Richardson with a list of good ordinances to look at.

Scott Richardson said the county's master plan is available for review.

ADJOURNMENT

Jim Anderson motioned to adjourn the meeting at 8:17 pm. Cheryl Range seconded. **Motion carried.**

Submitted by: S. Longstreet