

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 26, 2025 / 7:30PM**

*Approved by: _____
Larry Grunn – Chairperson

Date: _____

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
JIM ANDERSON – VICE-CHAIRPERSON
CHERYL RANGE – SECRETARY
BRUCE POWELSON
SCOTT LLOYD

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: SCOTT RICHARDSON – MARION TWP. ZONING ADMINISTRATOR
ZACH MICHELS – TOWNSHIP PLANNER
JOHN GORMLEY – TOWNSHIP ATTORNEY

CALL TO ORDER:

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

CALL TO PUBLIC:

Kathy Acker resides at 1149 Peavy Road and wanted to ask some questions regarding the proposed ordinance changes. Larry Grunn instructed her to wait until the end of the meeting.

APPROVAL OF AUGUST 26, 2025 AGENDA:

Bruce Powelson made a motion to approve the August 26, 2025 agenda as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

APPROVAL OF July 22, 2025 MINUTES:

Cheryl Range made a motion to approve the July 22, 2025 Planning Commission minutes as presented. Jim Anderson seconded. Bruce Powelson abstained from voting because he was not present at the July 22, 2025 Planning Commission meeting.

4-0 MOTION CARRIED

OLD BUSINESS:

1) REVIEW OF PROPOSED ORDINANCE CHANGES

A. 6.20 PRIVATE ROAD REWRITE

Jim Anderson stated that the Board of Trustees asked the Planning Commission to make some updates/changes to Marion Township's Zoning Ordinance. Jim Anderson told John Gormley that we needed to extend the Moratorium and John Gormley agreed. Jim Anderson also shared a document with the Planning Commission from Jim Witkowski with comments and suggested changes to our Zoning Ordinance.

The Planning Commissioners reviewed some of the proposed changes to our Zoning Ordinance:

- The Marion Township Development Standards is now listed in the Zoning Ordinance.
- John Gormley said we should not mix language for public and private roads. We should never leave room for interpretation and we need to make sure that our regulations and expectations are not left open-ended.
- 6.20 – section A - #11 should be removed.
- 6.20.1 – section B - #3 is subjective and unclear.
- New private roads should always meet the standards listed in 6.20 - section A. Pre-existing roads should have their own separate standards/language.
- Eliminate “public roads” and move all design standards to 6.20 - section A.

- Eliminate Section D - #3.
- List all the non-conforming roads in 6.20 of the Zoning Ordinance. Rewrite section F.
- Move section G & H to a permit process.
- Compare section I with the ZBA language at the next Planning Commission meeting.

B. PUD REWRITE

The Planning Commission agreed with the changes made to this section.

C. 6.18 CONDOMINIUM PROJECTS

The Planning Commission agreed with the changes made to this section.

D. 17.21 REWRITE

- The heading should be "Planned Unit Development" with the definition listed.
- Re-word section D - #2 so it complies with 6.20.
- Zach is going to re-write section D - #14.

E. PROPOSED ELIMINATION OF 6.17

- Put and accurate list of roads in 6.17 – section A - #2.

F. TRAFFIC STUDY REQUIREMENTS

- Scott Richardson will get with Bill Fenton and ask him to speak with Phil Westmoreland about taking Genoa Township's Traffic Study and changing it to fit Marion Township.

Cheryl Range made a motion to extend the Planning Commission meeting past 9:30pm. Larry Grunn seconded. **5-0 MOTION CARRIED**

NEW BUSINESS:

1) DISCUSSION OF LOT LINE DEFINITIONS

Scott Richardson wants the Commissioners to start thinking about this language and bring back suggestions to the next Planning Commission meeting.

2) WELLHEAD PROTECTION DISCUSSION

Scott Richardson said in 2024 the Board of Trustees approved a "wellhead protection overlay district". There was an oversight, and this map was not added to the zoning ordinance. There is no further action needed, at this time.

CORRESPONDENCE/UPDATES:

Cheryl Range talked about two potential legislative bills that may be coming down the road.

CALL TO PUBLIC:

Kathy Acker resides at 1149 Peavy Road. Kathy shared her concerns with our Zoning Ordinance.

Les Andersen resides at 4500 Jewell Road. Les discussed things currently going on within the Township.

John Gormley suggested that certain land uses should get notarized and filed with the County so there is no confusion with future purchasers.

ADJOURNMENT:

Larry Grunn made a motion to adjourn the Planning Commission meeting at 10:40pm. Bruce Powelson seconded. **5-0 MOTION CARRIED**