

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 23, 2025 / 7:30PM**

*Approved by: _____

Larry Grunn – Chairperson

Date: _____

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
JIM ANDERSON – VICE-CHAIRPERSON
CHERYL RANGE – SECRETARY
BRUCE POWELSON
BOB HANVEY (SUPERVISOR REQUESTED)

PC MEMBERS ABSENT: SCOTT LLOYD

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

CALL TO ORDER:

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

CALL TO PUBLIC:

No comments were made.

APPROVAL OF SEPTEMBER 23, 2025 AGENDA:

Bruce Powelson made a motion to approve the September 23, 2025 agenda as presented. Jim Anderson seconded. **4-0 MOTION CARRIED**

APPROVAL OF AUGUST 28, 2025 MINUTES:

Jim Anderson made a motion to approve the August 28, 2025 Planning Commission minutes as presented. Cheryl Range seconded. **4-0 MOTION CARRIED**

OLD BUSINESS:

1) REVIEW OF PROPOSED ORDINANCE CHANGES

A. 6.20 PRIVATE ROAD REWRITE

Jim Anderson made some updates to section 6.20 Private Roads in the Zoning Ordinance.

Scott Richardson said, Attorney John Gormley has not provided the Township with a review, but the document has been given to him.

Scott Richardson asked some questions about section 6.20: If someone is building 2-5 homes on a private road, is the Township going to require the private road to meet the Livingston County Road standards for public roads and Marion Township's private road standards? Jim Anderson said that private roads must meet Livingston County Road standards if there are more than five dwellings.

Jim Anderson reviewed some of the changes made to section 6.20 Private Roads:

- Get rid of section A #1
- Keep section C #1
- Add "commercial" and "private road" sections to section 6.20.

Scott Richardson explained that once these changes are made, a final draft will be given to Gormley and the Commissioners for review.

B. PUD REWRITE

Jim Anderson said Scott Lloyd suggested that only the roads that have water and sewer should be on the road list: D19, Mason Rd, Old M155 to Sanitorium. Norton Rd, Peavy Rd and County Farm Rd should be removed from the list. Commissioners discussed other changes to this section.

C. 6.18 CONDOMINIUM PROJECTS

Commissioners decided that Zach Mickels will re-write section 6.18 section A and E and will also create the "Mylar Sheet" for section A.

D. 17.21 REWRITE

- #4 in section 17.21 needs to be re-worded.
- #14 in section 17.21 needs to be changed to "Howell City Fire Marshall" along with the fire code.
- # 5 and 6 in section 17.21 need to be changed.
- Zach Michels is going to rewrite section 17.21 section E #6.

Jim Anderson agreed to make these changes and bring it back to the next Planning Commission meeting.

E. 6.17 AND TRAFFIC STUDY

Scott Richardson has reached out to Phil Westmoreland about traffic study requirements but has received no response. He will ask the Supervisor to try and reach out to him.

Bob Hanvey said throughout section 6.17 we should replace the words "Comprehensive Plan" with "Master Plan".

Commissioners decided that Zach Mickels will re-write section 6.17 section B #6 and section C.

Scott Richardson is still working on the Road list and will have it for the next meeting.

Cheryl Range made a motion to extend the meeting past 9:30pm. Jim Anderson seconded. **4-0 MOTION CARRIED**

NEW BUSINESS:

No new business to discuss.

CORRESPONDENCE/UPDATES:

Scott Richardson said there is a Renewable Energy workshop for those interested on 10/09/2025 @ 8:30am-5pm.

Cheryl Range said there is an MTA Meeting on 09/30/2025 @ 6:30pm at the Ocala Center.

CALL TO PUBLIC:

Catherine Dyer asked some questions regarding PUD developments.

Les Andersen made comments about primary roads, the Township Master Plan and potential Data Processing Centers.

ADJOURNMENT:

Larry Grunn made a motion to adjourn the Planning Commission meeting at 9:50pm. Jim Anderson seconded. **4-0 MOTION CARRIED**