

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 28, 2025 / 7:30PM**

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*

CALL TO ORDER:

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

CALL TO PUBLIC:

No comments were made.

APPROVAL OF OCTOBER 28, 2025 AGENDA:

Bruce Powelson made a motion to approve the October 28, 2025 agenda as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

APPROVAL OF SEPTEMBER 23, 2025 MINUTES:

Bruce Powelson listed some minor changes to the minutes. Larry Grunn made a motion to approve the September 23, 2025 Planning Commission minutes as amended. Jim Anderson seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

1) REVIEW OF PROPOSED ORDINANCE CHANGES

A. 6.20 PRIVATE ROAD REWRITE

Bruce Powelson shared his changes to the proposed language.

Cheryl Range suggested that we use the same unit of measurement throughout this language: feet/inches

Jim Anderson will look through the Alpena ordinance for a speed table.

B. PUD REWRITE

Bruce Powelson shared his changes to the proposed language.

Cheryl Range suggested that we use the same unit of measurement throughout this language: feet/inches

C. 6.18 CONDOMINIUM PROJECTS

Bruce Powelson shared his changes to the proposed language.

DRAFT

D. 17.21 REWRITE

Bruce Powelson shared his changes to the proposed language.

Zach Michels suggested removing "Planned Unit Development" from all of section 17.21.

E. 6.17 AND TRAFFIC STUDY

Jim Anderson stated that "Comprehensive Plan" should be "Master Plan".

F. 6.16, 16.04 AND FLOWCHART UPDATES

Bruce Powelson shared his changes to section 16.16 and the Flowchart.

Zach Michels suggested changing "Township Board" to "Board of Trustees" throughout this language.

Cheryl Range shared her changes to the Flowchart.

Jim Anderson and Scott Richardson said they would work together to implement these changes to the ordinance.

Jim Anderson made a motion to send the proposed ordinance changes for sections 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, to the Livingston County Planning Department for review and feedback. Cheryl Range seconded. **5-0 MOTION CARRIED**

Jim Anderson made a motion to set a public hearing on November 18, 2025 at 7:30pm, for the proposed ordinance changes for sections 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. Cheryl Range seconded. **5-0 MOTION CARRIED**

(After this Planning Commission meeting it was later determined that these proposed ordinance changes should not go to the Livingston County Planning Department for review at this time. This step does not occur until after the Public Hearing takes place.)

NEW BUSINESS:

1) DISCUSSION OF 6.07.13 CARGO CONTAINERS

A. SHOULD CARGO CONTAINERS BE ALLOWED, IF THEY ARE NOT BEING USED FOR STORAGE?

Scott Richardson said he received a complaint from a resident about a cargo container being used as an Art Studio. Scott asked the Commissioners if this should be allowed in other zoning districts?

Zach Michels suggested that we should put together some language that allows Marion Township to regulate these types of things.

Jim Anderson said he remembers creating language for Cargo Containers already. Back in June of 2023, the Planning Commission created language about Storage Containers for TXT# 02-20.

Scott Richardson said he will do some research on this and will bring the language and any other information to the next Planning Commission meeting to have further discussion.

CALL TO PUBLIC:

No comments were made.

ADJOURNMENT:

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 9:23pm. Larry Grunn seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake