

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

**REGULAR MEETING
Tuesday – July 22nd, 2025
7:30 pm**

Virtual access instructions to participate 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: *July 22, 2025 Regular Meeting*

APPROVAL OF MINUTES FOR: *June 24, 2025 Regular Meeting*

NEW BUSINESS:

1. Review of list of suggested items regarding land-use moratorium

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.

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 24, 2025 / 7:30PM**

Date: _____

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
JIM ANDERSON – VICE-CHAIRPERSON
CHERYL RANGE – SECRETARY
BILL FENTON

PC MEMBERS ABSENT: BRUCE POWELSON

OTHERS PRESENT: SCOTT RICHARDSON – MARION TWP. ZONING ADMINISTRATOR
ZACH MICHELS – TOWNSHIP PLANNER
JOHN GORMLEY – TOWNSHIP ATTORNEY
PHIL WESTMORELAND – TOWNSHIP ENGINEER / SPICERS GROUP

CALL TO ORDER:

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

CALL TO PUBLIC:

No comment made by the public.

APPROVAL OF JUNE 24, 2025 AGENDA:

Jim Anderson made a motion to approve the June 24, 2025 agenda as presented. Bill Fenton seconded. **4-0 MOTION CARRIED**

APPROVAL OF MAY 27, 2025 MINUTES:

Cheryl Range made a motion to approve the May 27, 2025 Planning Commission minutes as presented. Larry Grunn seconded. **4-0 MOTION CARRIED**

NEW BUSINESS:

1) REVIEW AND DISCUSSION OF MORATORIUM APPROVED AT THE LAST TOWNSHIP BOARD MEETING

Bill Fenton explained that at the June 12, 2025 Board Meeting, the Board adopted a resolution that establishes a temporary moratorium on special use permits, condominium developments and/or planned unit developments for the next 120 days. Fenton also explained that the ordinance language regarding private roads conflicts with the County Road standards.

Phil Westmoreland stated that in 2020, the Development Standards were created to ensure the proposed use of a development is compatible with the surrounding area and doesn't negatively impact public health, safety, or welfare. These standards address things like site design, traffic, noise, environmental impacts, and the accessibility of public services. The Township's Development Standards are not currently part of their Zoning Ordinance. Keeping them separate makes it easier for outside agencies to ensure compliance without having to look through the entire Zoning Ordinance.

John Gormley suggested that we combine the Township's Developments Standards with the Zoning Ordinance language, to make it more defensible in court. Gormley also shared that private roads need to be regulated somehow because the County will not regulate them.

Bill Fenton will speak with Genoa Township about their traffic study requirements for new developments.

DRAFT

John Gormley and Scott Richardson will put together a to-do list of items that need to be reviewed and/or updated in our existing Zoning Ordinance. Once the list is established, Bill Fenton, Scott Richardson, Zach Mickels, John Gormley and Jim Anderson will work on incorporating the changes that need to be made. These changes will be discussed at one of the upcoming Planning Commission meetings and Commissioners will make a recommendation to the Board. Once the final changes are approved by the Board, these changes will be given to Sandi Longstreet so she can update the Zoning ordinance.

Bill Fenton is also asking for everyone to send him any other suggested changes that need to be made in our ordinance. He would like these changes emailed to him.

CORRESPONDENCE:

Jim Anderson inquired about the new Sign ordinance language that was created by the Planning Commission. John Gormley said that he will review it after we get the Moratorium handled.

CALL TO PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les Andersen talked about deed restrictions and parcel splits within the Township. Les would like to see the County Road Standards applied to all private roads in the Township.

Gormley stated that if we made the County Road Standards apply to private roads, then there are always variances that can be granted by the ZBA if necessary.

Zach Michels said that it is a fine line because you don't want to make it impossible for people to do things on their property. There are ways to improve the standards for private roads, like creating a maintenance agreement if you didn't want to apply the County Road Standards.

ADJOURNMENT:

Bill Fenton made a motion to adjourn the Planning Commission meeting at 9:16pm. Cheryl Range seconded.

4-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake