

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

**REGULAR MEETING
Tuesday - May 27th, 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: *May 27, 2025 Regular Meeting*

APPROVAL OF MINUTES FOR: *March 25th 2025 Regular Meeting*

NEW BUSINESS:

1. Updates made to Ordinance (procedure)
2. *Zoning Ordinance Discussion*
3. *Master Plan Discussion*

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.

DRAFT

*Approved by: _____

Larry Grunn – *Chairperson*

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 25, 2025 / 7:30PM**

Date: _____

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

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: BOB HANVEY – *MARION TWP. ZONING ADMINISTRATOR*
ZACH MICHELS – *TOWNSHIP PLANNER*

CALL TO ORDER:

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

APPROVAL OF AGENDA:

Bruce Powelson wanted to discuss the *Utility-Scale Battery Energy Storage Facilities* text amendment first. Jim Anderson wanted to discuss the *Utility-Scale Solar Energy Facilities* text amendment second.

Cheryl Range made a motion to approve the March 25, 2025 agenda as amended. Bruce Powelson seconded. **5-0 MOTION CARRIED**

APPROVAL OF MINUTES:

Bruce Powelson made a motion to approve the February 25, 2025 Planning Commission minutes as presented. Bill Fenton seconded. **5-0 MOTION CARRIED**

CALL TO PUBLIC:

No comment made by the public.

NEW BUSINESS:

RENEWABLE ENERGY ORDINANCE REVIEW

The Commissioners discussed additional changes to the *Utility-Scale Battery Energy Storage Facilities* text amendment.

Page 7 #4 section A

Page 8 #4 section C

Page 8 #6 section G

Page 11 #12 section E

Page 11 #12 section I

Page 12 #F section 2

Page 12 #F section 3

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Page 13 #G section 6B

Page 14 #G section 6D

Page 14 #G section 6E

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DRAFT

Jim Anderson will implement these changes to the *Utility-Scale Battery Energy Storage Facilities* text amendment, the *Utility-Scale Solar Energy Facilities* text amendment and the *Utility-Scale Wind Energy Conversion Facilities* text amendment.

The Commissioners discussed additional changes for the *Utility-Scale Wind Energy Conversion Facilities* text amendment.

Page 3 #8 section A

Page 18 #5

Jim Anderson will also make these changes and send the final drafts for *Utility-Scale Battery Energy Storage Facilities*, *Utility-Scale Solar Energy Facilities* and *Utility-Scale Wind Energy Conversion Facilities* text amendments to Bill Fenton.

Jim Anderson made a motion to recommend approval to the Board of Trustees for the *Utility-Scale Solar Energy Facilities*, *Utility-Scale Battery Energy Storage Facilities* and *Utility-Scale Wind Energy Conversion Facilities* Text Amendments and send to the Marion Township Board of Trustees for review. Bill Fenton seconded. **5-0 MOTION CARRIED**

NEW BUSINESS:

ZONING ORDINANCE UPDATE LIST

Bill Fenton explained that he needs the Commissioners to provide him with the parts of our Zoning Ordinance that need to be reviewed or updated. Once Bill has a list put together, he will send it to all of the Commissioners.

Cheryl Range said the State has updated their land-use/land-split regulations, which will affect some of the Township's language.

Zach Michels said that 6-9 months is a realistic timeframe when updating Zoning Ordinances.

NEW BUSINESS:

MASTER PLAN WORD DOCUMENT

Bill Fenton stated that he will use Adobe Pro software to convert our current Master Plan document into a format that can be edited.

SPECIAL ORDERS:

No comments made.

ANNOUNCEMENTS:

Bill Fenton passed out the special use permit for The Meadows North development that has not yet been presented to the Board of Trustees. Bill asked the Commissioners to look at the resolution that was drafted by him and Jim Anderson. Commissioners will need to be prepared to make a resolution recommending approval to the Board of Trustees at the next Planning Commission meeting.

Jessica Timberlake reminded the Commissioners about Marion Township's upcoming Large Collection event on April 19th. We are looking for volunteers who can help out during the event.

CALL TO PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les Andersen asked Zach Michels if John Enos still does enforcement work for other jurisdictions. Zach Michels said he would contact John Enos and find out.

Les Andersen asked Zach Michels if he had access to any PDR applications that are being used in other jurisdictions. Zach stated that Webster Township uses a good PDR application and he will bring some examples to the next Planning Commission meeting.

AJOURNMENT:

Bill Fenton made a motion to adjourn the Planning Commission meeting at 8:46pm. Jim Anderson seconded.

5-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake