

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 27, 2026 / 7:30PM**

PC MEMBERS PRESENT: JIM ANDERSON – *CHAIRPERSON*
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON
SCOTT LLOYD

PC MEMBERS ABSENT: LARRY FILLINGER

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

CALL TO ORDER:

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

CALL TO PUBLIC:

No comments were made.

APPROVAL OF JANUARY 27, 2026 AGENDA:

Larry Grunn’s appointment as a Planning Commissioner ended in January 2026. Larry Fillinger was appointed as the new Planning Commissioner.

Jim Anderson suggested postponing the election of officers to the February 24, 2026 meeting, when all Commissioners are present. The Commissioners agreed.

Scott Lloyd made a motion to approve the January 27, 2026 agenda as amended. Cheryl Range seconded. **4-0 MOTION CARRIED**

APPROVAL OF DECEMBER 16, 2025 MINUTES (MAILOUT A):

Bruce Powelson made a motion to approve the December 16, 2025 Planning Commission minutes as presented. Cheryl Range seconded. **4-0 MOTION CARRIED**

OLD BUSINESS:

- 1) **TXT# 01-25 REVIEW REMARKS FROM LIVINGSTON COUNTY PLANNING COMMISSION (MAILOUT B)**
 - A. 6.20 PRIVATE ROADS
 - B. 13.03 PLANNED UNIT DEVELOPMENTS
 - C. 6.18 CONDOMINIUM PROJECTS
 - D. 17.21 MULTI-FAMILY SITE CONDOMINIUMS
 - E. 6.17 INFRASTRUCTURE AND CONCURRENCY STANDARDS
 - F. 16.04 PLANNING COMMISSION ACTION
 - G. 3.02 DEFINITIONS

APPROVED

Jim Anderson and Bruce Powelson attended the Livingston County Planning Commission meeting and were present for their discussion on Marion Township's text amendment changes to TXT# 01-25 Private Roads ordinance. Commissioners reviewed the LCPD's feedback and suggestions. Jim Anderson proposed that the following definitions and changes be added to the ordinance, per the Livingston County Planning Department:

6.20 Private Roads

Definitions per the Livingston County Planning Commission Review

Private Road: A way or means of approach ~~which~~ **that** provides access to two or more principal buildings, and which is constructed and maintained by the owner or owners and is not dedicated for general public use. Parking aisles and parking lot maneuvering lanes shall not be construed to be private roads.

Minor Private Road (2-5 dwellings): A way or means of approach ~~which~~ **that** provides access to two or more dwellings, and which is constructed and maintained by the owner or owners and is not dedicated for general public use.

Major Private Road (>5 dwellings): A way or means of approach ~~which~~ **that** provides access to five or more dwellings, and which is constructed and maintained by the owner or owners and is not dedicated for general public use.

Commercial Private Road: A way or means of approach ~~which~~ **that** provides access to two or more principal commercial buildings, and which is constructed and maintained by the owner or owners and is not dedicated for general public use. Parking aisles and parking lot maneuvering lanes shall not be construed to be private roads.

Industrial Private Road: A way or means of approach ~~which~~ **that** provides access to two or more principal industrial buildings, and which is constructed and maintained by the owner or owners and is not dedicated for general public use. Parking aisles and parking lot maneuvering lanes shall not be construed to be private roads.

Pre-existing, Legally Nonconforming Private Road: Any private road, serving any dwelling or principle commercial and industrial in existence prior to the adoption by the Board of Trustees of Marion Township of the current private road ordinance.

Private Road Easement: An easement ~~which~~ **that** is granted exclusively for private access to two or more lots, whether by grant of easement, private dedication, designation as a common area, or other means, and which contains a private road.

Changes per the Livingston County Planning Commission Review

Section 6.20 Private Roads

B. General Private Road Requirements: All private roads shall meet the general standards below.

- ~~1. Livingston County and Township: Private roads shall meet the requirements for roads in effect with the Livingston County Road Commission at the time of application, except where Township ordinance specify different standards and all applicable Township ordinances.~~
1. Livingston County and Township: Private roads shall **comply meet** all applicable Livingston County Road Commission regulations for intersections, driveway permits drainage entering public rights of way, and any activity within a county road right of way at the time of application, except where Township ordinance specify different standards, and all other applicable Township ordinances.

APPROVED

NEW BUSINESS:

1) MOTION TO SEND TXT# 01-25 PRIVATE ROADS TO THE MARION TOWNSHIP BOARD OF TRUSTEES FOR REVIEW AND BOARD ACTION

Bruce Powelson made a motion to recommend approval of *TXT# 01-25 Private Road Ordinance* to the Board of Trustees with the recommended changes. Cheryl Range seconded. **4-0 MOTION CARRIED**

2) STORAGE UNIT ORDINANCE DISCUSSION (MAILOUT C)

Commissioners requested that Zach Michels put some language together to review at the next Planning Commission meeting.

3) DISCUSSION ON ORDINANCE REVIEW FOR KEEPING CHICKENS (MAILOUT D)

Commissioners requested that Zach Michels put some language together to review at the next Planning Commission meeting. Commissioners like #15, #25 and #20 from the document in the packet titled "*Where in Livingston County can you raise a flock of chickens? What to know*". The Commissioners would also like the language to include a two-acre minimum policy and regulations on the number of chickens allowed per acre.

4) DISCUSSION OF DATA CENTER ORDINANCE (MAILOUT E)

Bruce Powelson recommended the Marion Township Board of Trustees to place a moratorium on Data Centers in Marion Township for the next six months, to allow time for some changes to our current ordinance. Cheryl Range seconded.

4-0 MOTION CARRIED

CORRESPONDENCE AND UPDATES:

1) PLANNING COMMISSION BUDGET FOR JULY 1, 2025 – JUNE 30, 2026 (MAILOUT F)

Commissioners reviewed the budget for the Planning Commission from last fiscal year.

2) ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY

Jim Anderson suggested at the beginning of the meeting postponing the election of officers to the February 24, 2026 meeting, when all Commissioners can be present. The Commissioners agreed.

3) ORDINANCE COMMITTEE

Jim Anderson updated the Commissioners on the Ordinance Committee. The Board of Trustees elected the following individuals to be on the Zoning Ordinance Committee: Jim Anderson (Planning Commissioner), Scott Richardson (Zoning Administrator), Jim Witkowski (Board of Trustee), Larry Fillinger (Planning Commissioner and ZBA member), Dean Blanchard (Marion Township resident).

4) CALL TO THE PUBLIC POLICY

Jessica Timberlake recommended that the Planning Commission review and update their current Call to Public Policy and the Planning Commission Bylaws at the next Planning Commission meeting.

CALL TO PUBLIC:

Les Andersen is a Marion Township resident and addressed the Commissioners about language on accessory structures.

ADJOURNMENT:

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 9:02pm. Jim Anderson seconded.

4-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake