

**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**

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**CALL TO ORDER:**

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

**APPROVAL OF AGENDA:**

Brue 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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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.

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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 19<sup>th</sup>. 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