

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 27, 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. TEMP. ZONING ADMINISTRATOR**
 SCOTT RICHARDSON – MARION TWP. ZONING ADMINISTRATOR
 ZACH MICHELS – TOWNSHIP PLANNER

CALL TO ORDER:

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

APPROVAL OF MAY 27, 2025 AGENDA:

Bill Fenton made a motion to approve the May 27, 2025 agenda as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

APPROVAL OF MARCH 25, 2025 MINUTES:

Cheryl Range made a motion to approve the March 25, 2025 Planning Commission minutes as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

CALL TO PUBLIC:

No comment made by the public.

NEW BUSINESS:

1) UPDATES MADE TO ORDINANCE

Bill Fenton explained that going forward, Sandi Longstreet will be typing all future changes or additions to our Zoning Ordinance. In order to be consistent with the current format in Microsoft Word, it is best if there is only one person editing, adding or removing things from the document. The Planning Commission can provide Sandi with a list of changes as they get approved and she will update our ordinance.

2) ZONING ORDINANCE DISCUSSION

Bill Fenton explained that he has compiled a list of items in our Zoning Ordinance that need to be reviewed or updated. Bill Fenton, Bob Hanvey and Cheryl Range have created a list of the sections in our ordinance that need to be updated or reviewed. Scott Richardson will also start creating a list of things in our ordinance that need updating.

Some of the things in our ordinance that need to be changed are:

- The section on the number of driveways allowed per lot.
- The section on Data Processing Centers
- Creating the Township's salt storage yard regulations
- The Township's PDR language
- Creating a Township Blight ordinance

Cheryl Range mentioned that we still need to get some clear answers on the recommendations for the Township's Development Standards as it relates to our Zoning Ordinance. Bill Fenton said he would look into that and report back.

Cheryl Range asked Zach Michels if Alissa Starling was currently doing any side work for other Townships. Zach said he would look into it and try to get in touch with her.

3) MASTER PLAN DISCUSSION

Zach Michels explained that every five years, the Township should at least review, edit (if needed) and re-approve their Master Plan. Marion Township's last Master Plan was approved in 2022. Zach said that Townships are allowed to start working on them sooner than five years if they want.

Cheryl Range shared some things that need to be regulated in our Master Plan such as:

- Tiny Homes
- Condos / Apartments
- Mother-In-Law Houses
- Duplexes
- Mobile Homes
- Accessory Structures

CALL TO PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les Andersen told Bill he would re-send him an article about Enforcement Officers, to share with the Planning Commission members.

Les Andersen asked Zach Michels if he could provide the criteria used for Dexter Townships PDR point system and could he share that at the next meeting. Les stated that Marion Township still needs to create a PDR application.

Les Andersen asked Scott Richardson to look for Dave Hamann's list of home-based businesses operating within the Township.

UPDATES:

Bill Fenton will send the article from Les to all of the Commissioners.

Bill Fenton stated that the Township received a letter from Genoa Township stating they are beginning to work on their Master Plan.

The Township also received a couple of public hearing notices from the City of Howell. One of the public hearings is on June 18 @ 7pm for "Padnos Iron and Metal Company" located at 645 Lucy Road. They are requesting to extend their hours of operation. The second public hearing involves the race track requesting to relocate the existing wetlands.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the Planning Commission meeting at 8:40pm. Bill Fenton seconded.

5-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake