

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 25, 2026 / 7:30PM**

PC MEMBERS PRESENT: LARRY FILLINGER – *CHAIRPERSON*
CHERYL RANGE – *SECRETARY*
SCOTT LLOYD
RICK NOVAK
BRUCE POWELSON

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: SCOTT RICHARDSON – *ZONING ADMINISTRATOR*
MARTHA HAGLUND – *LIVINGSTON COUNTY PLANNING DEPARTMENT*

CALL TO ORDER:

Larry Fillinger called the meeting to order at 7:30 p.m.

MEMBERS' PRESENT:

All Planning Commissioners were present.

PUBLIC COMMENT:

No comment was made by the public.

APPROVAL OF AUGUST 25, 2026, PLANNING COMMISSION MEETING AGENDA:

Larry Fillinger requested to rearrange the meeting agenda by discussing the new business items first.

Cheryl Range made a motion to approve the August 25, 2026 agenda as amended. Scott Lloyd seconded. **5-0 MOTION CARRIED**

APPROVAL OF JULY 21, 2026, PLANNING COMMISSION MEETING MINUTES:

Larry Fillinger found a mistake on the July 21, 2026 meeting minutes. Under the section "*MEMBERS PRESENT*", it should read "*All Planning Commissioners were present except Bruce Powelson.*"

Cheryl Range made a motion to approve the July 21, 2026, Planning Commission minutes as amended. Scott Lloyd seconded. **5-0 MOTION CARRIED**

NEW BUSINESS:

1) PRELIMINARY REVIEW OF SUP# 01-26 / D2 CONTRACTING / 2320 PINGREE RD

The applicant Dylan Mercier is seeking a Special Use Permit for a home business located on 16.01 acres on the west side of Pingree Rd., just south of Jewell Rd. The business name is D2 Contracting and work as subcontractors for a variety of excavation projects.

Bruce Powelson inquired about the shed on the side of the pole barn. Dylan said that shed belongs to the neighbors.

Scott Lloyd asked if the barn has ever been inspected by the Livingston County Building Department. Dylan was unsure if the barn had ever been inspected.

Marla Haglund with LCPD asked how often employees are working on site and how much equipment is being stored on site. Dylan said the hours of operation are 7am-5pm and equipment pickup occurs 2-3 times a week.

Scott Lloyd would like to see some additional landscaping for screening.

Scott Richardson said that three different people have expressed concerns about trucks being loaded and unloaded on a regular basis.

Cathy LeBlanc is a resident that lives next to this property and has several concerns about the day-to-day operations. Mrs. LeBlanc shared that trucks seem to be coming and going multiple times a day. There is also concern about the hazardous materials being stored on site and wondered if any inspections were required for these materials. Mr. Mercier discussed some of these concerns with the Commissioners.

The Commissioners requested that Mr. Mercier bring back more information on additional landscaping/screening, approvals or letters from outside agencies and fuel tank inspections.

Larry Fillinger made a motion to schedule a public hearing at the September 22, 2026 Planning Commission meeting. Bruce Powelson seconded. **5-0 MOTION CARRIED**

2) PRELIMINARY REVIEW OF SUP# 02-26 / LEGACY ACRES / 775 SEXTON RD

The applicants Troy and Britney Hoskins, are seeking a Special Use Permit for Agri-Business. The property is located on 9.79 acres at 775 Sexton Rd. The application describes the subject area as a previous horse farm with many of the same buildings and structures that currently exist. The Agri-Business is described as a sustainable livestock and agricultural education center hosting a variety of livestock such as alpacas, goats, rabbits and chickens. No additional structures or changes to the site plans are being proposed.

Larry Fillinger asked how many employees work on site. Britney Hoskins said she, her husband, two children and her sister all work on the property.

Mrs. Hoskins addressed concerns about parking, sanitation and traffic after 9pm. Mrs. Hoskins also explained that there are no houses located across the street from her.

Scott Lloyd asked if there are any indoor areas for the public. Mrs. Hoskins said that everything is mainly outside, except when some of the animals are being fed.

Martha Haglund with LCPD said the following items need to be listed on the site plan: setbacks, parking areas, sanitation locations, trash collection, dimensions of the existing buildings, and public and private areas.

Rick Novak asked if the pool was open to the public. Mrs. Hoskins said it is usually off limits, except for specific smaller groups.

Rick Novak made a motion to schedule a public hearing at the September 22, 2026 Planning Commission meeting. Bruce Powelson seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

1) FIRST READING OF V1 AND V2 DRAFTS OF HYPER-SCALE DATA CENTER ORDINANCE

Martha Haglund with LCPD reviewed some of the data center permitted location options: Rural residential, data center overlay and industrial and highway service districts. Scott Lloyd said he does not want an overlay district for data centers.

Scott Richardson said that we should not be regulating things that make a specific location impossible to have a data center. Doing this would also open the possibility for new development at these locations in the future. Richardson recommended putting it in industrial and highway service districts and reducing the setbacks to be more reasonable like in other jurisdictions.

Joe Mazur is a Marion Township resident and agrees with the Planning Commission and believes they are on the right track.

Martha Haglund will make some more changes to the ordinance and bring it back to the next Planning Commission meeting.

CORRESPONDENCE AND UPDATES:

Larry Fillinger welcomed the new Planning Commission member Rick Novak.

PUBLIC COMMENT:

No comments were made.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the Planning Commission meeting at 8:52pm. Scott Lloyd seconded.

5-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake

ORIGINAL