

**MARION TOWNSHIP
PLANNING COMMISSION
OCTOBER 22, 2024 / 7:30PM**

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

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN – *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

Larry Grun requested to move “Special Orders Item, Renewable Energy” to the top of the agenda. Bruce Powelson made a motion to approve the October 22, 2024 agenda as amended. Cheryl Range seconded. **5-0 MOTION CARRIED**

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the September 24, 2024 Planning Commission minutes as presented. Jim Andersen seconded. **5-0 MOTION CARRIED**

CALL TO PUBLIC FOR COMMENT

No comment.

NEW BUSINESS

1) DISCUSSION ON RENEWABLE ENERGY

Bob Hanvey explained that the Board of Trustees had a special meeting on Monday, October 21st, as requested by several residents. At this special meeting, the Trustees voted to join other jurisdictions in the appeal against the State of Michigan and also create trigger language for a renewable energy ordinance. Bob sent this request to the Attorney, Foster & Swift and we are still waiting for a response.

Bob Hanvey handed out the confidential document from Attorney Michael Homier and told the Commissioners they were not allowed to distribute this document to anyone per the Attorney.

Cheryl Range made a motion to schedule a Public Hearing to update our Solar Ordinance on November 26, 2024. Bob Hanvey seconded. **5-0 MOTION CARRIED**

UNFINISHED BUSINESS

1) SPR# 01-24 SIGNS

The Commissioners and Planner discussed the changes made to the Sign ordinance and also added some additional changes.

Zach Michels stated that he would bring some language on regulating people holding signs near a road.

DRAFT

Cheryl Range made a motion to send our updated sign ordinance to the Township Attorney for review and comment. Jim Anderson seconded. **5-0 MOTION CARRIED**

UNFINISHED BUSINESS

2) LOTS: NEW INFORMATION

Zach Michels discussed the different terms that are used to describe a property throughout various ordinances. Zach said that he can clean up some of these terms throughout our ordinance and bring back his changes to the next Planning Commission meeting on November 26, 2024.

UNFINISHED BUSINESS

3) FEE STRUCTURE AND ESCROW ACT. DISCUSSION

Jessica Timberlake and Dave Hamann discussed the Township's escrow accounts and fees. Jessica explained that we need to be cautious when spending the applicant's money. We have to try to make all of the recommendations during the first review so we do not have to charge the applicant for multiple reviews. Jim Anderson suggested that we start being very specific with the recommendation list so there is no confusion between the applicant, commissioners and consultants.

Cheryl Range made a motion to extend the Marion Township Planning Commission meeting past 9:30pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

UNFINISHED BUSINESS

4) TXT# 02-24 SENT TO ATTORNEY FOR COMMENT 09/30/2024

Dave Hamann sent this ordinance to the Township Attorney for review on 09/30/2024 and has not heard back yet.

ANNOUNCEMENTS

Dave Hamann stated that this was Bob Hanvey's last Planning Commission meeting as the Township Supervisor. Dave and the Commissioners thanked Bob for all of his hard work and dedication over the years.

CALL FOR PUBLIC COMMENT

Les Andersen resides at 4500 Jewell Road. Les stated that the Board of Trustees were unaware of these issues with the Escrow accounts. If this information is shared with the Trustees, they may be willing to adjust some of the amounts on the fee schedule. Les also made some comments on renewable energy and battery storage facilities.

ADJOURNMENT:

Larry Grunn made a motion to adjourn the Planning Commission meeting at 9:50pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake