

Approved by: \_\_\_\_\_  
Larry Grunn, Chairman

Date: \_\_\_\_\_

MARION TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 25, 2025

MEMBERS PRESENT: Larry Grunn, Cheryl Range, Scott Lloyd, Bruce Powelson, Jim Anderson

MEMBERS ABSENT: None

OTHERS PRESENT: Scott Richardson, Zoning Administrator; Zach Michels, Planning Consultant

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CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

No response.



APPROVAL OF AGENDA

Bruce Powelson motioned to approve the agenda. Jim Anderson seconded. **Motion carried.**

APPROVAL OF MINUTES

Jim Anderson motioned to approve the October 28, 2025 meeting minutes as presented. Bruce Powelson seconded. **Motion carried.**

PUBLIC HEARING

Larry Grunn opened the public hearing for TXT #01-25: 6.20 Private Roads, 13.03 Planned Unit Developments, 6.18 Condominium Projects, 17.21 Multi-family Site Condominiums, 6.17 Infrastructure and Concurrency Standards, and 16.04 Planning Commission Action.

Catherine Dyer, 2715 High Meadows (attending online), had questions on private roads. She asked if the SAD overrides what residents on her road had already decided. Scott Richardson said it applies to private roads going forward. Jim Anderson said that parcel splits could change that and then it would fall under the new guidelines. Zach Michels explained that a SAD is only one tool that can be used. There is no requirement for a SAD, but would need a private road maintenance agreement. Catherine said she is not in favor of this if it overrides residents' wishes.

Debra Wiedman-Clawson, 2355 White Birch Trail, asked if the residents would have to pay to bring the road up to the standards. Scott Richardson says it would depend on the number of houses. She had questions about the township engineer certifying the road.

# APPROVED

Eric Schram, 1180 Peavy Road, asked if the Mitch Harris development off Peavy Road is going to be discussed. Scott Richardson said not at this meeting.

Scott Richardson said he received a letter from Katherine Acker, Peavy Road Estates 1, regarding Section 17.21 D stating that only multi-family developments are subjected to entrances on specifically listed streets, but single family or duplex developments do not have those stipulations imposed. They feel any development will still impose a detriment to the community.

Larry Grunn closed the public hearing.

## OLD BUSINESS

Zach Michels said Dexter Township has a section in their Private Road ordinance that could be added to Section 6.20 J, item 5 d: "The Township Board, by resolution, upon receipt of the township engineer's final inspection report, will certify the private road in question as confirming to the standards of Marion Township, and accepted as an approved private road."

Bruce Powelson asked why Item B 15 in Section 6.20 still referenced "color" contrast for street name signs. Zach Michels suggested taking out "in terms of color". Bruce also said that Item D 1 of Section 6.17 states "above" the predevelopment runoff impact rate; it should be changed to "greater than".

Jim Anderson said he would like to discuss the letter read during the public hearing with regard to multi-family developments. Zach Michels said the language in 17.21 is more restrictive than the general single-family housing; it's limiting these types of developments to only certain areas because of infrastructure and proximity to the City of Howell. Jim Anderson asked what about single family or duplexes? Zach said they have a right to develop property. There are a lot of ways to measure impact. Jim said that this ordinance doesn't preclude development of Meadows North if they can access through D-19.

Jim Anderson motioned to submit the following to the Livingston County Planning Department for review and comment: TXT #01-25: 6.20 Private Roads, 13.03 Planned Unit Developments, 6.18 Condominium Projects, 17.21 Multi-family Site Condominiums, 6.17 Infrastructure and Concurrency Standards, and 16.04 Planning Commission Action. Larry Grunn seconded. **Motion carried.**

Bruce Powelson asked Scott to let the Planning Commission members know when and where the county planning meeting will be held.

## NEW BUSINESSES

No new business at this time.

## CALL TO THE PUBLIC

No response from the public.

Jim Anderson asked about discussion on storage containers. Scott Richardson said it will be on the agenda for the December 16 meeting.

Zach Michels said there is language in 17.36 for data processing facility which may not be adequate. Jim Anderson asked if Zach could provide Scott Richardson with a list of good ordinances to look at.

Scott Richardson said the county's master plan is available for review.

## ADJOURNMENT

Jim Anderson motioned to adjourn the meeting at 8:17 pm. Cheryl Range seconded. **Motion carried.**

Submitted by: S. Longstreet