

**MARION TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 26, 2024 / 7:30PM**

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

**PC MEMBERS ABSENT:**        **NONE**

**OTHERS PRESENT:**         **DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR**  
   **ZACH MICHELS – TOWNSHIP PLANNER**  
   **PHIL WESTMORELAND – TOWNSHIP ENGINEER**

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**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Jim Anderson made a motion to approve the November 26, 2024 agenda as presented. Bill Fenton seconded. **5-0 MOTION CARRIED**

**APPROVAL OF MINUTES**

Cheryl Range made a motion to approve the October 22, 2024 Planning Commission minutes as amended. Jim Anderson seconded. **5-0 MOTION CARRIED**

**CALL TO PUBLIC**

No comment made by the public.

**NEW BUSINESS:**

**SPR# 03-24 SUP# 02-24 MEADOWS NORTH PRELIMINARY SITE PLAN REVIEW**

Pat Keough is the representative for Mitch Harris and reviewed the summary for Meadows North. Pat explained that they were originally proposing 300 units when the traffic study was completed. They are now only proposing 167 units.

Phil Westmoreland reviewed the items they would like to see on the final site plan.

Ruth Clements resides at 804 Spirea and is on the HOA Board for the Meadows. Ms. Clements is concerned about the wetlands nearby the proposed development project. She inquired about EGLE reviewing the development. Pat Keough stated that EGLE does complete a review.

Kathy Haviland-Acker resides at 1149 Peavy Road and is concerned about the overpopulated schools within the Howell School district. She is also concerned about the existing wildlife, increased traffic, potential crime, noise and the development decreasing the value of her home.

An Attorney representing the residents on parcel 18 would like Mitch Harris to be conscious of the ambient surroundings.

# DRAFT

Mark Mynsberge resides at 1019 Spirea and is the President for the HOA Board of the Meadows. Mr. Mynsberge made a comment about the existing bylaws.

Zach Michels stated that the number of school-aged kids attending Howell Public Schools is down from previous years. Zach also addressed concerns about spot-zoning and potential reasons for changing the zoning for a particular parcel.

Cheryl Range made a motion to recommend approval to the Board of Trustees for the Meadows North development with the following recommendations.

Motion was withdrawn.

Jim Anderson made a motion to recommend approval to the Board of Trustees for SPR# 03-24 SUP# 02-24 MEADOWS NORTH PRELIMINARY SITE PLAN, with the following recommendations.

- Include the complete traffic study on the final site plan.
- Include the maintenance agreement for the Fire Department emergency access from the Meadows, in the homeowner's agreement.
- Include the maintenance agreement for billboard easements and the gas storage valve easements, in the homeowner's agreement.
- Include the Fire Department review of the emergency access to the units located in the north-west corner of the development, that will only be accessed by crossing a major Township drain.
- Require the street lights to be LED.
- Include the review from the Drain Commission.

Bill Fenton seconded. **5-0 MOTION CARRIED**

## **UNFINISHED BUSINESS:**

### **TXT# 03-24 RENEWABLE ENERGY REVIEW DOCUMENTS**

Jim Anderson explained that PA233 goes into effect in December. He explained that the Board of Trustees had a special meeting on Monday, October 21<sup>st</sup> and voted to join other jurisdictions in the appeal against the State of Michigan and also create trigger language for a renewable energy ordinance. Jim stated that currently our language does not allow battery storage in our solar overlay and there is a lot of conflicting language that needs to be changed.

Bruce Powelson made a motion to have a special Planning Commission meeting on 12/10/2024 at 7pm. Cheryl Range seconded. **5-0 MOTION CARRIED**

Bruce Powelson made a motion to set a public hearing for TXT# 03-24 RENEWABLE ENERGY on 12/17/2024 at 7:30pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

Zach Michels and Jim Anderson are going to work on the current language and make the necessary updates.

## **SPECIAL ORDERS**

Dave Hamann said the Commissioners need to make a motion for the Mitch Harris public hearing next month.

# DRAFT

Jim Anderson made a motion to set a public hearing for SPR# 03-24 SUP# 02-24 MEADOWS NORTH on 12/17/2024 at 7:30pm. Cheryl Range seconded. **5-0 MOTION CARRIED**

## **ANONOUNCEMENTS**

Zach Michels talked about the proposed Mining and Aggregate bill.

## **CALL FOR PUBLIC COMMENT**

Les Andersen resides at 4500 Jewell Road. Les stated that we should reach out to Sara Thomas regarding the Livingston County Conservatory money allocated for southeast Counties in Michigan for PDR's.

## **ADJOURNMENT:**

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 9:25pm. Bill Fenton seconded. **5-0 MOTION CARRIED**

**MINUTES TAKEN BY:** Jessica S. Timberlake

DRAFT