

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 19, 2023 / 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

Jim Anderson made a motion to approve the December 19, 2023 agenda as presented. Bruce Powelson seconded. **5-0**

MOTION CARRIED

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the November 28, 2023 Planning Commission minutes as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

CALL TO PUBLIC

None.

UNFINISHED BUSINESS:

WELLHEAD PROTECTION ORDINANCE AND MAP

Dave Hamann explained that this ordinance would be its own article. Bruce Powelson and Jim Anderson listed off some changes that still needed to be made.

- PG. 10 / 12A / 11
- PG. 11 / 12A / 012
- PG. 5 / B4 / pips: pipes
- PG. 8/ F / Triclorethane: Tricloroethane
- PG. 8 / H3 / may: may be
- PG. 9 / B1 / approved: approval
- PG. 10 / C / addition: additional & offence: offense

Cheryl Range asked if this was going to be a Zoning Ordinance or a General Ordinance. Bob Hanvey said it would be a Zoning Ordinance.

DRAFT

The Commissioners discussed the exact process for creating ordinance language. One of the options discussed was as follows:

- STEP 1: Send language to the Livingston County Planning Department and other related entities for review and comment.
- STEP 2: The Commissioners would then make any recommended changes.
- STEP 3: Send language to the Township Attorney.
- STEP 4: The Commissioners would then make any recommended changes.
- STEP 5: Send language and the Commissioner's recommendation to the Township Board of Trustees for review and approval.

Dave Hamann asked the Commissioners what they wanted to do about the Data Processing language that was already sent to the Township Board. Dave suggested sending it to the Attorney before the Board of Trustees reviews it.

Les Andersen resides at 4500 Jewel Road. Les suggested that the Commissioners send any new language to the first Board meeting of each month because the Attorney will already be in attendance for the Board meeting. This way the Attorney and the Board can review the language together.

Jim Anderson suggested a different process for creating ordinance language:

- STEP 1: Send language to the Township Attorney.
- STEP 2: Have a Public Hearing.
- STEP 3: Send language to the Livingston County Planning Department and other related entities for review and comment.
- STEP 4: The Commissioners would then make any recommended changes.
- STEP 5: Send language and the Commissioner's recommendation to the Township Board of Trustees and Township Attorney for review and approval.

Jim Anderson said that he would create a flowchart that better explains and outlines this process.

Jim Anderson made a motion to send TXT# 01-23 Data Processing to the Attorney for review instead of the Township Board. Bruce Powelson seconded. **5-1 MOTION CARRIED**

Zach Michels asked the Commissioners what they wanted to do, after the Attorney reviews the Data Processing language.

Jim Anderson made a motion to send TXT# 02-23 Wellhead Protection to the Attorney and The Livingston County Planning Department for review and comment. Bob Hanvey seconded. Bruce Powelson voted against this motion. **4-1 MOTION CARRIED**

NEW BUSINESS:

DISCUSS DEFINITION F CONTRACTOR STORAGE YARD FROM MEMO (11/28/23)

Bob Hanvey explained that Dan Lowe said that we shouldn't rezone the Mitch Harris Property because then contractors will not have anywhere to store their equipment.

The Commissioners decided to change the language in our Zoning Amendment to resolve this issue. The definition in article three of our Zoning Amendments, under Contractor Storage Yard, the words "construction related" will be removed.

The Commissioners are going to review article three in our Zoning Amendments page 3-1 through 3-23 and bring any recommended changes to the next meeting. Zach Michels will bring his feedback and the DEQ changes.

DRAFT

Zach Michels requested that the updated Zoning Amendment document be sent to him and also uploaded to the Township website. Zach also suggested adding a footer containing the page numbers and the revision date, to the ZA document.

NEW BUSINESS:

DISCUSS ISSUES WITH SIGN SECTION

Zach Michels suggested that the Commissioners consider changing some of the language in our Sign ordinance. The language should not specifically mention “Real Estate signs, garage sale signs, gas pump signs, etc.” because it could be considered discriminatory. Jim Anderson asked Zach to compare our language to the Read versus Gilbert case and spell out some of the sections in our language that should be changed.

NEW BUSINESS:

FAMILY ACCESSORY APARTMENT AND AFFORDABLE HOUSING

Bob Hanvey explained that there is a new group currently interested in providing various housing options for the lower/middle-class population. This group has had two meetings in Howell regarding this topic.

SPECIAL ORDERS

None.

ANNOUNCEMENTS

Cheryl Range shared some information that she read in the recent MTA magazine. Zach Michels will send out the webinar information for the upcoming training on renewable energy.

CALL TO PUBLIC

None.

ADJOURNMENT

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 9:45pm. Cheryl Range seconded. **5-0**

MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake