

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, September 11, 2025
7:30pm

THIS MEETING WILL BE HELD IN PERSON WITH ONLINE PARTICIPATION OPTIONS

Call to Order

Pledge of Allegiance

Members Present/Members Absent

Call to the Public

- 1) Approval of the Agenda
- 2) Consent Agenda
 - a. August 25, 2025 Regular Meeting Minutes
 - b. August 26, 2025 HAPRA Agenda/Minutes
 - c. Complaint Report
 - d. DPW Report
 - e. Financial Report
 - f. Zoning Report
- 3) Attorney's Update Regarding Show Cause Hearings
- 4) Updated Darakjian Purchase Agreement
- 5) Ordinance Enforcement Follow up
- 6) Resolution to Dissolve the Cedar Lake Improvement Board

Correspondence and Updates

Livingston County Planning Newsletter

Call to the Public

Adjournment

**Next Board Packet will be ready after 3 pm on Thursday, September 18, 2025.

CALL TO THE PUBLIC POLICY - ADOPTED ON 08/25/2022

Marion Township Public Participation at Township Board Meetings Policy

The Public shall be given an opportunity to be heard at every Township Board Meeting following this Policy adopted by the Township Board.

The Township Supervisor is the moderator of the meeting. In the absence of the Supervisor, the Township Clerk shall hold an election of the Board Members present to select a moderator for the meeting.

Anyone attending the meeting either in-person or on-line may speak during the "Call to the Public" part of the meeting. To preserve order, those attending in-person will speak first. When all in-person attendees have been heard, the moderator will ask if any on-line attendee wishes to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.

When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak. On-line attendees may unmute themselves and when recognized by the moderator may speak. On-line attendees will also be asked for their name and address.

All comments shall be addressed to the Township Board. The "Call to the Public" is for attendees to provide information or opinions to the Township Board and is not intended to be a dialog. Anyone needing a response should contact officials or staff during working hours.

To preserve efficiency, speakers will be asked to keep their comments to five minutes or less.

On some occasions, attendees may be asked for comments during agenda items.

**MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 25, 2025**

MEMBERS PRESENT: Scott Lloyd, Dan Lowe, Les Andersen, Tammy Beal, Jim Witkowski, Sandy Donovan, and Bill Fenton

MEMBERS ABSENT: None

OTHERS PRESENT: None

CALL TO ORDER

Bill Fenton called the meeting to order at 3:05 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

Les Andersen asked to add #5 Topic for Next Meeting. Les Andersen motioned to approve the amended agenda. Scott Lloyd seconded. **Motion carried.**

CONSENT AGENDA

Scott Lloyd motioned to approve the consent agenda. Tammy Beal seconded. **Motion carried.**

PLANNING COMMISSION BOARD MEMBER CHANGE

Supervisor Fenton explained that he is stepping down from the Planning Commission and he appointed Trustee Lloyd to take his place. Les Andersen motioned to accept Supervisor Fenton's resignation and appoint Trustee Lloyd to the Planning Commission. Roll call vote: Lowe, Beal, Donovan, Witkowski, Andersen, Fenton-all yes. Abstain-Lloyd. **Motion carried 6-0 (1 abstention).**

MAMC GRANT ASPHALT vs CEMENT

Tammy Beal explained that we were awarded the MAMC Grant for ADA parking spaces, but would like to go with cement instead of asphalt so that it looks the same as what we already have. Several Board members stated that they did not want to hire the contractor that lives in the township and is running an unapproved business out of a residential subdivision. Les Andersen motioned to allow Tammy Beal and Bill Fenton to spend up to \$10,000 on a cement contractor, and would use at least 4", 6 bag, fiber mesh, seconded by Scott Lloyd. Roll call vote: Donovan, Witkowski, Lowe, Lloyd, Beal, Andersen, Fenton-all yes. **Motion carried 7-0.**

Tammy Beal explained that for the Par Plan Security Grant, she and Sandy Donovan met with the DTE Representative and they were verbally quoted \$8,000 for one DTE pole.

ITEM FOR NEXT AGENDA

Les Andersen said he was looking back at old minutes and D2 Excavating on Pingree Road was on the agenda over a year ago and they are still operating an unapproved business at 2320 Pingree Road. He said that they pulled a permit for an AG barn and are using it for storage and they don't live in the house, they are renting it out. Supervisor Fenton said he would start with sending them a letter, then a show cause hearing and then let the attorney address it from there. We will need pictures.

CORRESPONDENCE AND UPDATES

Jim Witkowski had an update on the battery storage property on Pingree Road. He said that a Canadian Company has purchased it and are no longer going to use it for battery storage.

Les Andersen said that he has heard that federal funding for green energy has been stopped.

Dan Lowe said that he would like solar powered speed signs be added to the next agenda.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Scott Lloyd motioned to adjourn at 3:34 pm., Les Andersen seconded. **Motion carried.**

Submitted by: T. Beal

Tammy L. Beal, Township Clerk Date

William Fenton, Township Supervisor Date

HOWELL recreation

Howell Area Parks & Recreation Authority
Regular Meeting
Oceola Community Center
Tuesday, August 26, 2025, 6:30 p.m.

Call to order

Pledge of Allegiance (all stand)

Call to the Public (for any items not on the agenda)

Approval- Consent Agenda

1. Regular Board Meeting Minutes dated Tuesday, July 15, 2025
2. Check Register Report Ending July 31, 2025
3. Bank Statements Ending July 31, 2025
4. Financial Reports Ending July 31, 2025

Approval- Regular Agenda

1. Discussion/Approval – Outdoor Pickleball Courts
2. Discussion/Approval- 2025 Tax Rate Request Form L-4029
3. Events and Programs Report
 - a. Upcoming events & programs
 - i. Melon Festival Recap
 - ii. 9/11 5k Trail Run/Walk
 - iii. Legend of Sleepy Howell
 - b. Sponsorship & marketing updates
5. Maintenance Report
6. Directors Report
 - a. Doors and Windows at Bennett
7. Board Member Reports
 - i. City of Howell Board Rep:
 - ii. Oceola Township Board Rep:
 - iii. Marion Township Board Rep:
 - iv. Genoa Township Board Rep:
 - v. Howell Township Board Rep:
8. Old Business
 - a. Leave Committee Update
9. New Business
10. Next Meeting: September 16, 2025 @ 6:30pm Oceola Community Center
11. Adjournment

HOWELL recreation

Call to Order

Chair Sean Dunleavy called the meeting to order at 6:30pm.

Pledge of Allegiance

Attendance

Board Members: Chair Sean Dunleavy, Vice Chair Nikolas Hertrich, Secretary Candie Hovarter, Treasurer Tammy Beal, Trustee Sue Daus

HAPRA Staff: Jen Savage, Kevin Troshak, Kyle Tokan, Jen Baca

Public: Terry Philibeck, Tom Econom, Joanie Econom

Approval of Consent Agenda

Approval of Regular Agenda

Discussion/Approval

The minutes from the June 17, 2025 meeting were corrected to state that Nikolas Hertrich called the meeting to order and that Sean Dunleavy was absent. Nikolas Hertrich motioned to approve the change and Tammy Beal seconded the motion. Motion carried 5-0.

The construction for the improvement on the west side of the Oceola building is progressing and Tim Church would like to see the new slab for the pickleball courts poured and prepared for use in spring of 2026 while the equipment is there.

The Recreation Passport has been purchased by 73 people. 53 outside of Oceola Township and 20 residents within Oceola. It costs \$100 to save on the programs through the calendar year.

The Adaptive Hike at Filmore Park on August 12 will be wheelchair accessible. Basketball and pickleball can be played and a Liberty Hunt will be some of the activities.

The maintenance of the fire extinguishers at Bennett is completed. The HVAC system in the Oceola building is working well.

The Veteran's programs are becoming popular. They are looking at purchasing indoor cycling bikes for the Parkinson's Program.

There will be a budget session for staff on September 18 at Chemung Hills.

The City of Howell is looking to hire a manager to manage the Depot Fire & Ice facility. The city is working on the contracts to renew with HAPRA for the facilities.

Oceola has made improvements to the soccer fields, bathrooms and expanded the parking lots along with adding four pickleball courts to be ready in the spring.

Marion is spending \$217,000 for four pickleball courts on Triangle Lake Road.

Genoa has a new phone app available for Genoa updates and the bathroom at the park have been updated and look very nice.

Howell Township is making plans to renovate the building.

Tim Church would like to reschedule a meeting about the "Leave Policy."

A motion to adjourn the meeting was made by Tammy Beal and seconded by Sue Daus. Motion carried 5-0.

Meeting adjourned at 7:42 pm.

Minutes taken by Candie Hovarter

COMPLAINT LOG

Complaint #	Complainant Name Address & Phone #	Offender Name Address & Tax ID	Complaint Details	Action Taken	Date Violation Sent	Show Cause Date
#05-24	Paul Kraft	Nathan Kurth	chicken coop setback	violation sent	12/2/2024	
	3290 Sexton	3391 Jewell	chicken manure not kept			
		4710-09-401-001	according to GAAMPS			
#06-24	Marion Township	Gail Richardson	3.2 def. of junk, 6.23 junk	violation sent	12/2/2024	
		5623 W. Coon Lake	GO litter		extend 30 days	
		4710-19-300-023	Go Nuisance No. 19.01		by supervisor	
#01-25	Rick Bigham	Stephen Bullinger	Running Business Noise	Violation sent	2/3/2025	
	4748 Hawthorne Dr	245 Brighton Rd	12-15 Employees cars			
		Barn 240 Brighton Rd	Industrial Material			
		4710-25-300-017	Blocking road w/deliveries			
			using private road			
#06-25-01	Ryan & Kim Wetter	John & Christine Bennett	Camera in offender's window	Offender states that		
	4900 Sierra Dr	4860 Sierra Dr	pointed at complainant's	the camers is to		
	248-659-7039	4710-26-301-003	backyard	monitor his kayaks.		
				Supervisor explained		
				it was not in our		
				jurisdiction		
#06-25-02	Christine Fountain	Casa Villa Enterprises	Complaining of ticks in yard	Supervisor spoke with		
	1279 Mason Rd	850 Peavey Rd	due to no mowing at offender's	complainant and		
		4710-02-100-014	property	explained that there		
				was no ordinance		
				violation for leaving a		
				property undeveloped		

COMPLAINT LOG

Complaint #	Complainant Name	Offender Name	Complaint Details	Action Taken	Date Violation	Show Cause Date
#06-25-03		Dean Blanchard 1350 E Coon Lake Rd 4710-24-401-009	Keeping Chickens on property	Violation drafted, deputy supervisor suggested holding off due to possible changes related to the keeping of chickens		
#06-25-04	[REDACTED]	Jennifer Gall 3644 Elon Dr 4710-28-302-084	Stacks of pallets and other debris Abandoned vehicles Large Billboard signs	Sent a violation notice 6/5/2025	3/10/2025	8/14/2025
#06-25-05	Anon.	John Christian 1285 N Alstrott Dr 4710-02-301-038	Garbage all over the driveway lawn not mowed worried about rodents	Went to the property took pictures garbage can was full and some trash on the ground. Lawn not mowed. Lawn mowed on reinspection		
#06-25-06	Anon	Woodberry Park HOA	Concrete replacement happening with no markings from Miss Dig Complainant stated he was a contractor previously and that it is a violation	Contacted Miss Dig they confirmed that even staking for concrete forms should require calling Miss Dig. Talked to HOA president and they will stop work and have contractor contact Miss Dig	6/9/2025	
\$06-25-07		Gail Richardson 5623 W Coon Lake 4710-19-300-023	Litter and Junk throughout the yard	Visited with family and sent violation	6/23/2025	8/14/2025

COMPLAINT LOG

[illegible]

DPW Reports 2025

[illegible]

GENERAL FUND CHECKING

Previous Balance	\$	1,976,759.25
Receipts	\$	45,316.40
Interest	\$	2,105.45
	\$	<u>2,024,181.10</u>
Expenditures	\$	137,137.29
Balance	\$	<u>1,887,043.81</u>

CEMETERY FUND

Previous Balance	\$	104,948.53
Receipts	\$	-
Interest	\$	98.95
	\$	<u>105,047.48</u>
Expenditures	\$	2,460.00
Balance	\$	<u>102,587.48</u>

PARKS & RECREATION FUND

Previous Balance	\$	373,147.59
Receipts	\$	820.00
Interest	\$	352.31
	\$	<u>374,319.90</u>
Expenditures	\$	4,865.37
Balance	\$	<u>369,454.53</u>

WATER - NEW USER

Previous Balance	\$	454,250.47
Receipts	\$	23,202.00
Interest	\$	493.02
	\$	<u>477,945.49</u>
Expenditures	\$	17,500.00
Balance	\$	<u>460,445.49</u>

SEWER OPERATING & MANAGEMT

Previous Balance	\$	413,545.23
Receipts	\$	51,988.95
Interest	\$	396.17
		<hr/>
	\$	465,930.35
Expenditures	\$	41,974.82
		<hr/>
Balance	\$	423,955.53

SEWER - NEW USER

Previous Balance	\$	1,955,288.35
Receipts	\$	58,245.00
Interest	\$	2,473.73
		<hr/>
	\$	2,016,007.08
Expenditures	\$	-
		<hr/>
Balance	\$	2,016,007.08

SPEC ASSESS. FUND

Previous Balance	\$	292,998.63
Receipts	\$	1,724.64
Interest	\$	301.77
		<hr/>
	\$	295,025.04
Expenditures	\$	6,033.90
		<hr/>
Balance	\$	288,991.14

ESCROW FUND

Previous Balance	\$	9,780.86
Receipts	\$	-
Interest	\$	0.88
		<hr/>
	\$	9,781.74
Expenditures	\$	3,004.00
		<hr/>
Balance	\$	6,777.74

SUMMARY TOTALS

General Fund	\$	1,887,043.81
Cemetery Fund	\$	102,587.48
Parks & Rec Capital Chk	\$	369,454.53
Water - New User	\$	460,445.49
Sewer Operating & Mana	\$	423,955.53
Sewer - New User	\$	2,016,007.08
Special Assess. Fund	\$	288,991.14
Escrow Fund	\$	6,777.74
		<hr/>
TOTAL	\$	5,555,262.80

#101 General Fund Transactions by Account

		As of August 31, 2025	
Date	Num	Name	Amount
001-001 · CASH - GENERAL - FNB			
08/06/2025	13542	SUMMER MCMULLEN	-60.20
08/06/2025	13543	VERIZON WIRELESS	-102.56
08/06/2025	13544	Marion Township Land Aquisition Fund	-25,000.00
08/06/2025	13545	MATTHEW DEDES	-96.60
08/06/2025	13546	THE GARBAGE MAN	-60.34
08/07/2025	13536	ALERUS PAYMENT SOLUTIONS	-4,906.63
08/07/2025	13537	VOYA Institutional Trust	-300.00
08/07/2025	13538	Marion Township Flex Fund	-1,055.00
08/07/2025	V318678	TAMMY L. BEAL	-4,353.00
08/07/2025	V318679	GAIL A. BURLINGAME	-4,159.02
08/07/2025	V318680	MATTHEW J. DEDES	-5,503.34
08/07/2025	V318681	SANDY DONOVAN	-4,505.49
08/07/2025	V318682	BILL FENTON	-4,928.66
08/07/2025	V318683	LAWRENCE W. GRUNN	-185.00
08/07/2025	V318684	ROBERT W. HANVEY	-1,666.25
08/07/2025	V318685	RICHARD HASLOCK	-594.67
08/07/2025	V318686	SANDRA J. LONGSTREET	-3,751.48
08/07/2025	V318687	DANIEL F. LOWE	-497.51
08/07/2025	V318688	SUMMER L. MCMULLEN	-3,645.55
08/07/2025	V318689	KITSEY A. RENNELLS	-3,226.90
08/07/2025	V318690	SCOTT RICHARDSON	-4,877.70
08/07/2025	V318691	JESSICA S. TIMBERLAKE	-3,513.09
08/07/2025	209340	LESLIE D. ANDERSEN	-247.21
08/07/2025	209341	JAMES L. ANDERSON JR.	-264.30
08/07/2025	209342	BARB FILLINGER	-30.49
08/07/2025	209343	SCOTT R. LLOYD	-163.09
08/07/2025	209344	CHERYL A. RANGE	-169.00
08/07/2025	209345	DUANE M. STOKES	-30.49
08/07/2025	209346	JAMES WITKOWSKI	-15.45
08/11/2025	13547	Charter Communications	-191.74
08/11/2025	13548	FOWLerville NEWS & VIEWS	-102.50
08/11/2025	13549	DTE ENERGY	-964.92
08/11/2025	13539	VOID	0.00
08/11/2025	13540	VOID	0.00
08/11/2025	13541	VOID	0.00
08/11/2025	13550	CITI CARDS	-530.54
08/12/2025	13551	Chloride Solutions	-453.65
08/12/2025	13552	Marion Township Flex Fund	-5,775.00
08/12/2025	13553	Shila Kiander	-45.00
08/12/2025	13554	AMAZON CAPITAL SERVICES	-160.85
08/12/2025	13555	QUADIENT FINANCE USA, INC.- postage u	-250.00
08/12/2025	13556	GORMLEY LAW OFFICE PLC	-2,176.12
08/12/2025	13557	LIV CO TREASURER	-55.49
08/12/2025	13558	B&L Services	-940.00

#101 General Fund
Transactions by Account

As of August 31, 2025			
Date	Num	Name	Amount
08/12/2025	13559	MICH. ASSOC. OF MUNICIPAL CLERKS	-525.00
08/12/2025	13560	MARK RABY	-150.00
08/14/2025	13561	JUNE BEAUCHAMP	-150.00
08/14/2025	13562	MICHIGAN MUNICIPAL TREASURES ASSC	-399.00
08/14/2025	13563	ZACHARY MICHELS	-210.00
08/14/2025	13565	SCOTT A. RICHARDSON	-182.03
08/14/2025	13564	VOID	0.00
08/19/2025	13566	Chloride Solutions	-4,662.30
08/19/2025	13567	MTA	-367.00
08/19/2025	13568	MSU ANR Event Services/18041	-575.00
08/19/2025	13569	Foster, Swift, Collins & Smith, P.C.	-13.73
08/25/2025	13570	SHELBY DWYER	-445.50
08/25/2025	13571	CONSUMERS ENERGY	-43.90
08/26/2025	13572	PNC Bank	-519.94
08/26/2025	13573	Blue Cross Blue Shield of Michigan	-20,168.12
08/26/2025	13574	Colonial Life	-491.59
08/26/2025	13575	Chloride Solutions	-2,784.23
08/27/2025	13576	HOWELL SANITARY COMPANY II	-565.00

2025 ZONING REPORT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Homes	1		5	4	6	3	6	1					26
Condo Units			14			4		11					29
Accessory Bldgs.			3			2							5
Decks			2	1	7	4	1	1					16
Pools				2	1	2	1	1					7
Additions			1	2		1	2	1					7
Land Balancing				1									1
Other			1			2	1						4
TOTAL LAND USES	1	0	26	10	14	18	11	15	0	0	0	0	95
Waivers	7	5	5	9	7	6	7	6					52
Finals	4	2	11	3	16	13	14	12					75
Site Plans													0
Pre-Planning Meetings													0
Sewer Inspections	2	0	8	4	2	4	5	0					25

**STATE OF MICHIGAN
MARION TOWNSHIP ZONING BOARD OF APPEALS
(ENACTED SEPTEMBER __, 2025)**

**RESOLUTION OF DETERMINATION ON SHOW CAUSE HEARING
HELD ON AUGUST 14, 2025**

WHEREAS, on December 2, 2024 a Notice of Violation (Exhibit A) was sent to Gail Richardson ("landowner") regarding certain violations of the Marion Township Zoning Ordinance that were viewed at the premises located at 5623 W. Coon Lake Dr., Howell, MI 48843;

WHEREAS, this Notice of Violation listed the violations that were viewed including Section 3.02 Definition of Junk, Section 6.23 Maintenance of Junk Prohibited, Litter Ordinance General Ordinance, and Nuisance General Ordinance No. 19.01;

WHEREAS, on December 30, 2024 a Notice of Extend 30 Days (Exhibit B) was sent to the landowner stating a second inspection was carried out wherein the Supervisor was advised by the landowner that they needed more time to complete the cleanup. This letter granted landowner an additional 30 Days to complete the cleanup;

WHEREAS, Bill Fenton, Marion Township Supervisor, personally took photographs dated March 2025 (Exhibit C) and April 2025 (Exhibit D) of the said property showing the cleanup was not completed;

WHEREAS, prior to sending a second notice of violation, the Supervisor met with the landowner and/or her son on several occasions and during at least one of these meeting the Supervisor was advised that the son of the landowner was operating a "scrapping" business on the site. A review of the Township records confirmed that the landowner nor the son had applied for or received a Home Occupation permit on this site for a "scrapping" business, per Section 6.23 of the Ordinance.

WHEREAS, on June 23, 2025 a second Notice of Violation (Exhibit E) was sent to the landowner regarding certain violations of the Marion Township Zoning Ordinance that were viewed at the premises located at 5623 W. Coon Lake Dr., Howell, MI 48843;

WHEREAS, this second Notice of Violation listed the violations that were viewed including Section 3.02 Definition of Junk, Section 6.07 (3)(11) Accessory Uses and Structures, Section 6.14 (A)(B)(C)(D)(F)(H) Home Occupation, Section 6.23 Maintenance of Junk Prohibited, Section 17.32 Home Based Business, Litter Ordinance General Ordinance, and Nuisance Ordinance #24-01;

WHEREAS, Bill Fenton, Marion Township Supervisor, again took photographs dated July 2025 (Exhibit F) of the said property showing the cleanup was not completed;

WHEREAS, on July 8, 2025 a Notice to Appear (Exhibit G) and a Show Cause Packet was served on the landowner by Certified Mail with return receipt requested and the Township received the green card back through the U.S. mail signed by Gail Richardson;

WHEREAS, the landowner failed to abate the violations and a Show Cause Hearing was held on August 14, 2025 regarding the violation of the Marion Township Zoning Ordinance;

WHEREAS, Gail Richardson did not appear at the Show Cause Hearing nor anyone claiming to represent her interests;

WHEREAS, Scott Richardson, Marion Township Zoning Administrator, appeared and testified with regard to the specific and ongoing violations observed of various sections of the Marion Township Zoning Ordinance, the 1979 General Ordinance Against Litter, and the Nuisance Ordinance No. 24-1 at the site;

WHEREAS, Bill Fenton, Marion Township Supervisor, appeared and testified with regard to the specific and ongoing violations observed of various sections of the Marion Township Zoning Ordinance, the 1979 General Ordinance Against Litter, and the Nuisance Ordinance No. 24-1 at the site, along with testimony regarding his conversations with the landowner and/or her son, and photographs he took and were provided in the Board meeting packet;

WHEREAS, the entire Show Cause Packet was made a part of the record by Motion of the Board;

FINDINGS AND CONCLUSIONS

IT IS RESOLVED THAT IN REGARD TO THE SHOW CAUSE HEARING HLED ON AUGUST 14, 2025, IT IS:

1. The Township Board held a hearing under the Marion Township Zoning Ordinance Section 4.04(E), the Nuisance Ordinance Section 5 (C)(1), and the 1979 General Ordinance against Litter and made the following findings of violations based on the testimony of Zoning Administrator, the Township Supervisor, and the attached Exhibits, which are incorporated herein by reference:
 - 1.1 Violation of Section 6.07 (3)(11) Accessory Uses and Structures;
 - 1.2 Violation of Section 6.14 (A)(B)(C)(D)(F)(H) Home Occupation,
 - 1.3 Violation of Section 3.02 Definition of Junk and Section 6.23 Maintenance of Junk Prohibited,
 - 1.4 Violation of Section 17.32 Home Based Business
 - 1.5 Violation of General Ordinance regarding Litter adopted July 11, 1978;
 - 1.6 Violation of Nuisance Ordinance #24-01;
2. As the Landowner failed to appear a Show Cause Hearing and based on the above testimony and documents, under Section 4.04(F) of the Zoning Ordinance, the Township Board Clerk

is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Zoning Ordinance;

3. As Landowner failed to appear for a Show Cause Hearing and based on the above testimony and documents, under Section 5 (C) (1) of the Nuisance Ordinance, the Township Board Clerk is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Nuisance Ordinance;
4. As the Landowner failed to appear a Show Cause Hearing and based on the above testimony and documents, under Section 6 of the Litter Ordinance, , the Township Board Clerk is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Litter Ordinance;
5. Upon receipt of the Board's finds and conclusions, the Township Attorney is authorized to institute enforcement power against the landowner on behalf of Marion Township to rectify these above violations.

Motion By: _____
Second by: _____

YEAS: _____

NAYES: _____

ABSENT: _____

The Resolution is declared adopted September ___, 2025.

Township of Marion

By: Bill Fenton
Its: Township Supervisor

CERTIFICATION

I certify that the above is a true and complete copy of Resolution No. _____ adopted by the Township Board at a Regular Meeting held on September ____, 2025.

Tammy L. Beal, Township Clerk

Drafted by: John L. Gormley (P-53539)
Attorney for the Township of Marion
Gormley Law Offices, PLC
101 E. Grand River Ave.
Fowlerville, MI 48836
(517) 223 – 3758

EXHIBIT A

MARION TOWNSHIP

NOTICE OF VIOLATION
2877 W. COON LAKE ROAD
HOWELL, MI 48843
(517) 546-1588

DATE: 12-02-2024

LOCATION OF VIOLATION: 5623 W. Coon Lake Rd

NAME OF OWNER: Richardson, Gail A

TAX CODE NUMBER: 4710-19-300-023

PURSUANT TO SECTION 4.04 OF THE MARION TOWNSHIP ZONING ORDINANCE, YOU ARE HEREBY INFORMED THAT YOU ARE IN VIOLATION OF THE FOLLOWING PROVISIONS OF THE MARION TOWNSHIP ZONING ORDINANCE.

ARTICLE(S) AND/OR SECTION(S) IN VIOLATION:

- ♦ Section 3.02 Definition of Junk
- ♦ Section 6.23 Maintenance of Junk Prohibited
- ♦ Litter Ordinance GO
- ♦ Nuisance General Ordinance NO. 19.01

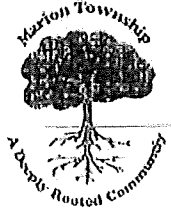
DATE OF REINSPECTION: 12-17-2024

YOU ARE HEREBY ORDERED TO ABATE THE ABOVE VIOLATIONS ON OR BEFORE THE DATE OF THE REINSPECTION. IF THESE VIOLATIONS ARE NOT CORRECTED BY THE REINSPECTION DATE AND YOUR PROPERTY BROUGHT INTO COMPLIANCE THE VIOLATIONS WILL BE SENT TO THE TOWNSHIP BOARD FOR A "**SHOW CAUSE HEARING.**" PURSUANT TO SECTION 4.04, OF THE MARION TOWNSHIP ZONING ORDINANCE. COPIES OF THE ABOVE SECTIONS YOU ARE IN VIOLATION OF ARE ENCLOSED.

Dave Hamann
ZONING ADMINISTRATOR

Copy: File
/enclosure

EXHIBIT B



MARION TOWNSHIP

www.mariontownship.com

2877 W. Coon Lake Rd.
Howell, MI 48843

Phone (517) 546-1588
Fax (517) 546-6622

Date: December 30, 2024

NOTICE TO Extend 30 days

TO: Richardson, Gail
5623 W. Coon Lake Rd
Howell, MI 48843

Notification was sent to you on 12-2-2024 concerning a violation of the Marion Township Zoning Ordinance.

This activity was viewed at the premises located at:

5623 W. Coon Lake Rd
Howell, MI 48843

Per the Zoning Ordinance, a second inspection was made fifteen days after the first notice to determine if you had complied.

The Supervisor made a visit today and talked with someone who stated you need more time so this is to give you an additional 30 days to complete your clean up. Thank you for your efforts thus far.

Dave Hamann, Zoning Administrator
Marion Township

EXHIBIT C

MARCH 2025

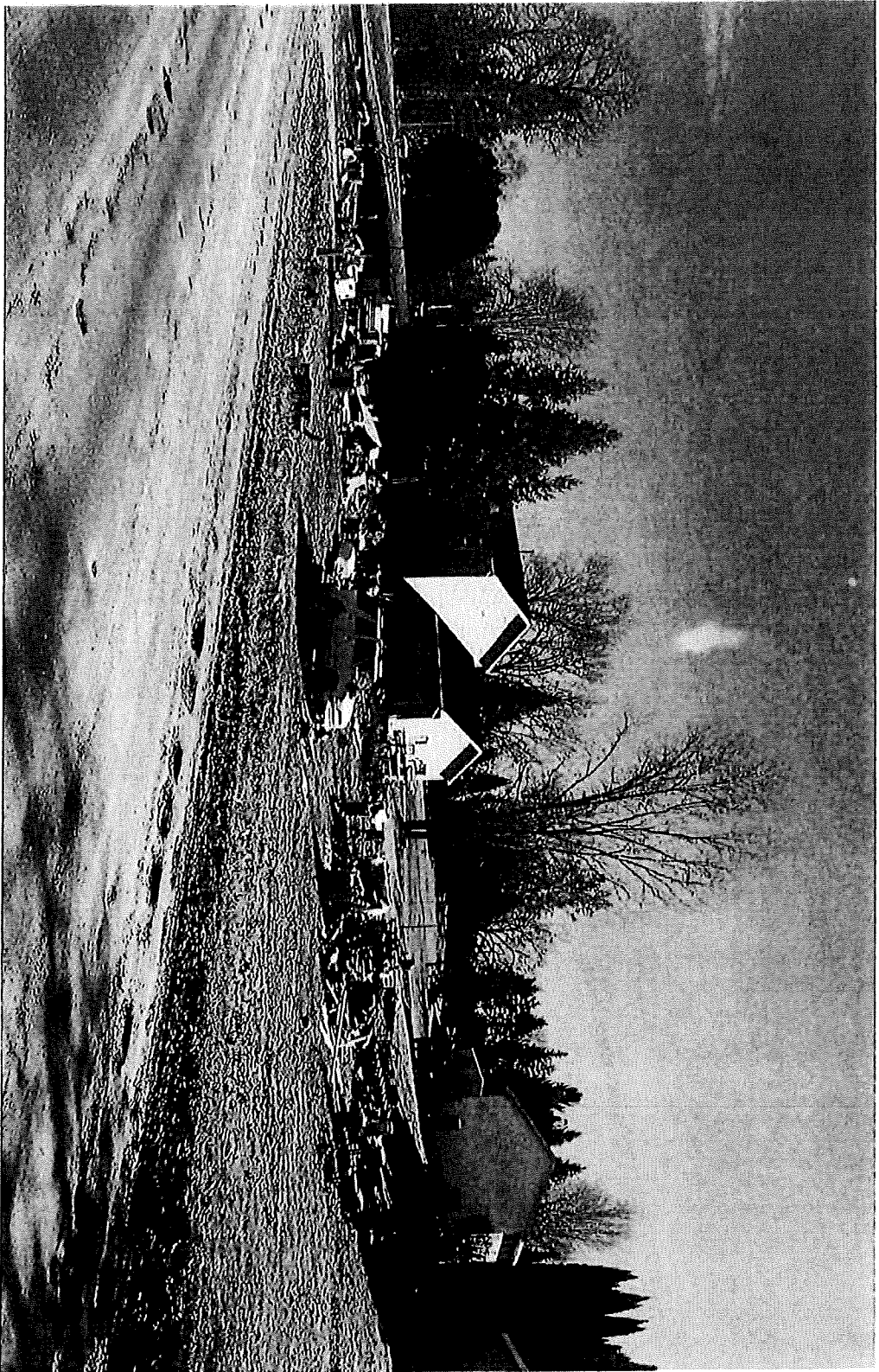


EXHIBIT D

APRIL 2025

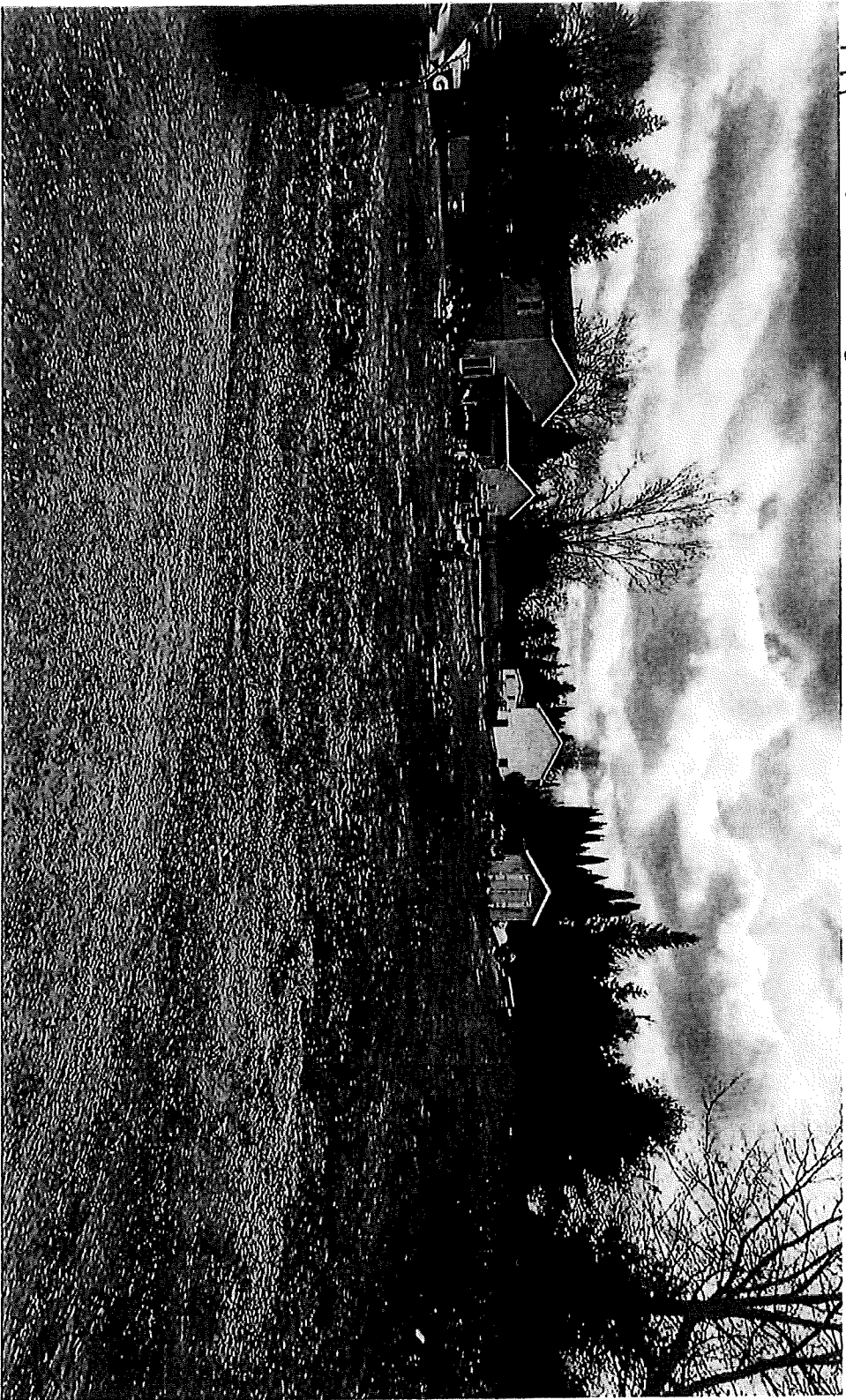


EXHIBIT E

MARION TOWNSHIP

NOTICE OF VIOLATION
2877 W. COON LAKE ROAD
HOWELL, MI 48843
(517) 546-1588

DATE: June 23, 2025

LOCATION OF VIOLATION: 5623 W Coon Lake Rd

NAME OF OWNER: Gail Richardson

TAX CODE NUMBER: 4710-19-300-023

PURSUANT TO SECTION 4.04 OF THE MARION TOWNSHIP ZONING ORDINANCE, YOU ARE HEREBY INFORMED THAT YOU ARE IN VIOLATION OF THE FOLLOWING PROVISIONS OF THE MARION TOWNSHIP ZONING ORDINANCE.

ARTICLE(S) AND/OR SECTION(S) IN VIOLATION:

- ♦ Section 3.02 Definition of Junk
- ♦ Section 6.07 (3)(11) Accessory Uses and Structures
- ♦ Section 6.14 (A)(B)(C)(D)(F)(H)Home Occupation
- ♦ Section 6.23 Maintenance of Junk Prohibited
- ♦ Section 17.32 (Home-Based Business
- ♦ Litter Ordinance General Ordinance
- ♦ Nuisance Ordinance #24-01

DATE OF REINSPECTION: 07/08/2025

YOU ARE HEREBY ORDERED TO ABATE THE ABOVE VIOLATIONS ON OR BEFORE THE DATE OF THE REINSPECTION. IF THESE VIOLATIONS ARE NOT CORRECTED BY THE REINSPECTION DATE AND YOUR PROPERTY BROUGHT INTO COMPLIANCE, THE VIOLATIONS WILL BE SENT TO THE TOWNSHIP BOARD FOR A "**SHOW CAUSE HEARING**". PURSUANT TO SECTION 4.04, OF THE MARION TOWNSHIP ZONING ORDINANCE. COPIES OF THE ABOVE SECTIONS YOU ARE IN VIOLATION OF ARE ENCLOSED.

Scott Richardson
ZONING ADMINISTRATOR

Copy: File
/enclosure

EXHIBIT F

July 2025



July 2025

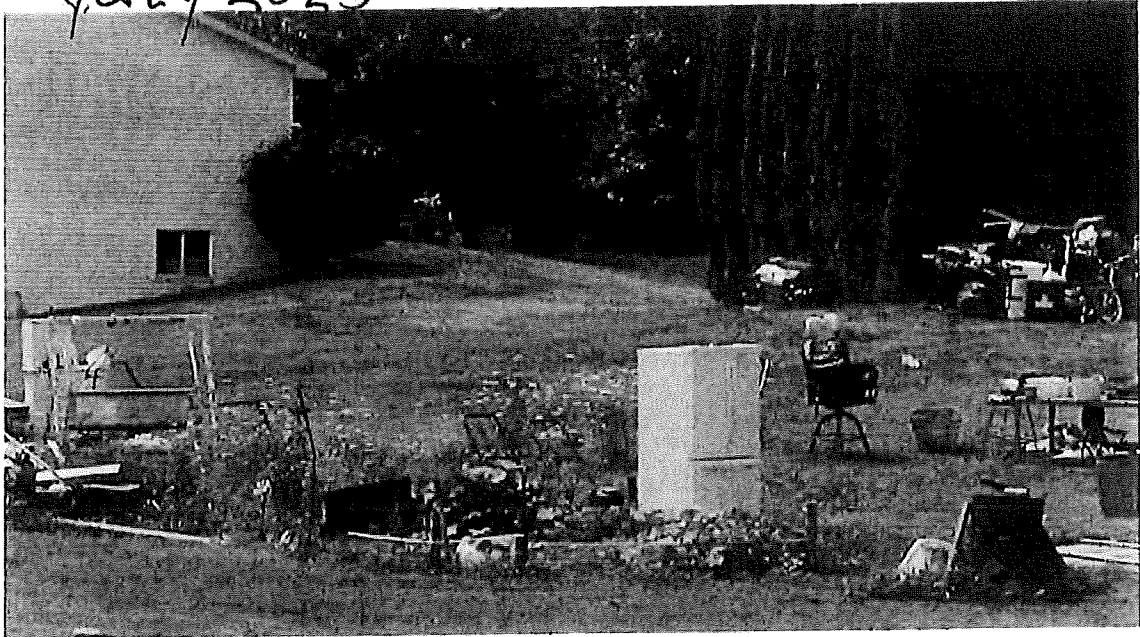
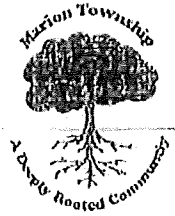


EXHIBIT G



MARION TOWNSHIP

www.mariontownship.com

2877 W. Coon Lake Rd.
Howell, MI 48843

Phone (517) 546-1588
Fax (517) 546-6622

Date: July 8, 2025

NOTICE TO APPEAR

TO: Richardson, Gail
5623 W Coon Lake Rd
Howell, MI 48843

Notification was sent to you on June 23, 2025 concerning a violation of the Marion Township Zoning Ordinance.

This activity was viewed at the premises located at:

5623 W Coon Lake Dr
Howell, MI 48843

Per the Zoning Ordinance, a second inspection was made fifteen days after the first notice to determine if you had complied.

SINCE YOU HAVE NOT COMPLIED, IT WILL BE NECESSARY FOR YOU TO APPEAR BEFORE THE MARION TOWNSHIP BOARD AT THEIR REGULAR MEETING AS FOLLOWS:

Marion Township Hall
2877 W. Coon Lake Road
Howell, MI 48843

Date and Time: August 14, 2025 @ 7:30 p.m.

Bill Fenton, Supervisor
Marion Township

**STATE OF MICHIGAN
MARION TOWNSHIP ZONING BOARD OF APPEALS
(ENACTED SEPTEMBER __, 2025)**

**RESOLUTION OF DETERMINATION ON SHOW CAUSE HEARING
HELD ON AUGUST 14, 2025**

WHEREAS, on June 5, 2025 a Notice of Violation (Exhibit A) was sent to Jennifer Gall ("landowner") regarding certain violations of the Marion Township Zoning Ordinance that were viewed at the premises located at 3644 Elon Drive, Howell, MI 48843;

WHEREAS, this Notice of Violation listed the violations that were viewed including Section 3.02 Definition of Junk, Section 6.23 Maintenance of Junk Prohibited, Litter Ordinance General Ordinance, and Nuisance General Ordinance No. 24-01;

WHEREAS, on June 26, 2025 a Notice to Appear (Exhibit B) and a Show Cause Packet was served on the landowner by Certified Mail with return receipt requested and the Township received the green card back through the U.S. mail signed by Jennifer Gall;

WHEREAS, Bill Fenton, Marion Township Supervisor, took photographs dated July 2025 (Exhibit C) of the said property showing the cleanup was not completed;

WHEREAS, the landowner failed to abate the violations, and a Show Cause Hearing was held on August 14, 2025 regarding the violation of the Marion Township Zoning Ordinance;

WHEREAS, Jennifer Gall did not appear at the Show Cause Hearing nor did anyone claiming to represent her interests;

WHEREAS, Scott Richardson, Marion Township Zoning Administrator, appeared and testified with regard to the specific and ongoing violations of the Marion Township Zoning Ordinance, the 1979 General Ordinance Against Litter, and the Nuisance Ordinance No. 24-1;

WHEREAS, Bill Fenton, Marion Township Supervisor, appeared and testified with regards to the specific and ongoing violations observed of the Marion Township Zoning Ordinance, the 1979 General Ordinance Against Litter, and the Nuisance Ordinance No. 24-1 at the site and the photos he took and were provided in the Board meeting packet;

WHEREAS, the entire Show Cause Packet was made a part of the record by Motion of the Board;

FINDINGS AND CONCLUSIONS

IT IS RESOLVED THAT IN REGARD TO THE SHOW CAUSE HEARING HLED ON AUGUST 14, 2025, IT IS:

1. The Township Board held a hearing under the Marion Township Zoning Ordinance Section 4.04(E), the Nuisance Ordinance Section 5 (C)(1), and the 1979 General Ordinance against Litter and made the following findings of violations based on the testimony of Zoning Administrator, the Township Supervisor, and the attached Exhibits, which are incorporated herein by reference:
 - 1.1 Violation of Section 3.02 Definition of Junk and Section 6.23 Maintenance of Junk Prohibited portions of the Zoning Ordinance;
 - 1.2 Violation of the 1979 General Litter Ordinance;
 - 1.3 Violation of the Nuisance General Ordinance No. 24-01;
2. As the Landowner failed to appear a Show Cause Hearing and based on the above testimony and documents, under Section 4.04(F) of the Zoning Ordinance, the Township Board Clerk is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Zoning Ordinance;
3. As Landowner failed to appear for a Show Cause Hearing and based on the above testimony and documents, under Section 5 (C) (1) of the Nuisance Ordinance, the Township Board Clerk is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Nuisance Ordinance;
4. As the Landowner failed to appear a Show Cause Hearing and based on the above testimony and documents, under Section 6 of the Litter Ordinance, , the Township Board Clerk is instructed to transfer this report of the Board's finds and conclusions at the show cause hearing to the Township Attorney and the Board recommends that all appropriate legal action be taken against the landowner for violations of the Litter Ordinance;
5. Upon receipt of the Board's finds and conclusions, the Township Attorney is authorized to institute enforcement power against the landowner on behalf of Marion Township to rectify these above violations.

Motion By: _____

Second by: _____

YEAS: _____

NAYES: _____

ABSENT: _____

The Resolution is declared adopted September ___, 2025.

Township of Marion

By: Bill Fenton
Its: Township Supervisor

CERTIFICATION

I certify that the above is a true and complete copy of Resolution No. _____ adopted by the Township Board at a Regular Meeting held on September ___, 2025.

Tammy L. Beal, Township Clerk

Drafted by: John L. Gormley (P-53539)
Attorney for the Township of Marion
Gormley Law Offices, PLC
101 E. Grand River Ave.
Fowlerville, MI 48836
(517) 223 – 3758

EXHIBIT A

MARION TOWNSHIP

NOTICE OF VIOLATION
2877 W. COON LAKE ROAD
HOWELL, MI 48843
(517) 546-1588

DATE: June 5, 2025

LOCATION OF VIOLATION: 3644 Elon Dr

NAME OF OWNER: Jennifer Gall

TAX CODE NUMBER: 4710-28-302-084

PURSUANT TO SECTION 4.04 OF THE MARION TOWNSHIP ZONING ORDINANCE, YOU ARE HEREBY INFORMED THAT YOU ARE IN VIOLATION OF THE FOLLOWING PROVISIONS OF THE MARION TOWNSHIP ZONING ORDINANCE.

ARTICLE(S) AND/OR SECTION(S) IN VIOLATION:

- ♦ Section 3.02 Definition of Junk
- ♦ Section 6.23 Maintenance of Junk Prohibited
- ♦ Litter Ordinance General Ordinance
- ♦ Nuisance Ordinance #24-01

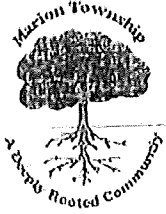
DATE OF REINSPECTION: 06/20/2025

YOU ARE HEREBY ORDERED TO ABATE THE ABOVE VIOLATIONS ON OR BEFORE THE DATE OF THE REINSPECTION. IF THESE VIOLATIONS ARE NOT CORRECTED BY THE REINSPECTION DATE AND YOUR PROPERTY BROUGHT INTO COMPLIANCE, THE VIOLATIONS WILL BE SENT TO THE TOWNSHIP BOARD FOR A "**SHOW CAUSE HEARING**". PURSUANT TO SECTION 4.04, OF THE MARION TOWNSHIP ZONING ORDINANCE. COPIES OF THE ABOVE SECTIONS YOU ARE IN VIOLATION OF ARE ENCLOSED.

Scott Richardson
ZONING ADMINISTRATOR

Copy: File
/enclosure

EXHIBIT B



MARION TOWNSHIP

www.mariontownship.com

2877 W. Coon Lake Rd.
Howell, MI 48843

Phone (517) 546-1588
Fax (517) 546-6622

Date: June 26, 2025

NOTICE TO APPEAR

TO: Gall, Jennifer
3644 Elon Dr
Howell, MI 48843

Notification was sent to you on June 5, 2025 concerning a violation of the Marion Township Zoning Ordinance.

This activity was viewed at the premises located at:

3644 Elon Dr
Howell, MI 48843

Per the Zoning Ordinance, a second inspection was made fifteen days after the first notice to determine if you had complied.

SINCE YOU HAVE NOT COMPLIED, IT WILL BE NECESSARY FOR YOU TO APPEAR BEFORE THE MARION TOWNSHIP BOARD AT THEIR REGULAR MEETING AS FOLLOWS:

Marion Township Hall
2877 W. Coon Lake Road
Howell, MI 48843

Date and Time: August 14, 2025 @ 7:30 p.m.

Bill Fenton, Supervisor
Marion Township

EXHIBIT C

July 2025



July 2025



July 2025



July 2025



July 2025





Craig Munro

President, Cedar Lake Summer Resort Corporation
4510 Cedar Point Ct
Howell, MI 48843

Date: June 9, 2025

To:

Marion Township Board
2877 W. Coon Lake Road
Howell, MI 48843

Subject: Petition to Disband the Cedar Lake Improvement Board

Dear Marion Township Board Members,

As President of the Cedar Lake Summer Resort Corporation and on behalf of the undersigned riparian property owners of Cedar Lake, I respectfully submit the enclosed petition requesting the disbandment of the existing Lake Improvement Board (LIB) under Part 309 of the Natural Resources and Environmental Protection Act.

We believe a Special Assessment District (SAD), led and administered locally through our association, would offer more responsive, cost-effective, and transparent lake management for Cedar Lake. This change would restore local control over priorities, vendors, and financial decisions while ensuring continued environmental stewardship.

This petition contains verified signatures from riparian property owners. We request that the Township Board consider this petition and take action to initiate the dissolution process of the LIB and support the establishment of a locally administered SAD for Cedar Lake.

We are available to attend a township meeting or provide further documentation as needed. Thank you for your time and consideration.

Sincerely,
Craig Munro
President, CLSRC

Township of Marion
Livingston County, Michigan

Resolution to dissolve the Cedar Lake Improvement Board

WHEREAS, pursuant to Part 309, Inland Lake Improvements, of the Natural Resources and Environmental Protection Act, P. A. 451 of 1994, as amended, the property owners that abut Cedar Lake, located in Sections 28 and 29 of Marion Township, Livingston County, State of Michigan, have petitioned to dissolve the Cedar Lake Improvement Board.

WHEREAS, the submitted petition contains at least 2/3 of the property owners owning land abutting the lake,

WHEREAS, the reasons for the original establishment of the lake board no longer exist,

WHEREAS, the property owners have determined that desired lake improvement may be accomplished through alternative statutes,

WHEREAS, property owners in the Cedar Lake Improvement Special Assessment District acknowledge that upon dissolution of the Cedar Lake Improvement Board, all outstanding indebtedness and expenses of the lake board are paid in full.

NOW, THEREFORE, BE IT RESOLVED, the Township Board of the Township of Marion hereby authorizes the dissolution of the Cedar Lake Improvement Board.

BE IT FURTHER RESOLVED, that the resolution shall be filed with the Township Clerk and become effective immediately upon adoption.

Roll Call Vote:

YEAS:

NAYS:

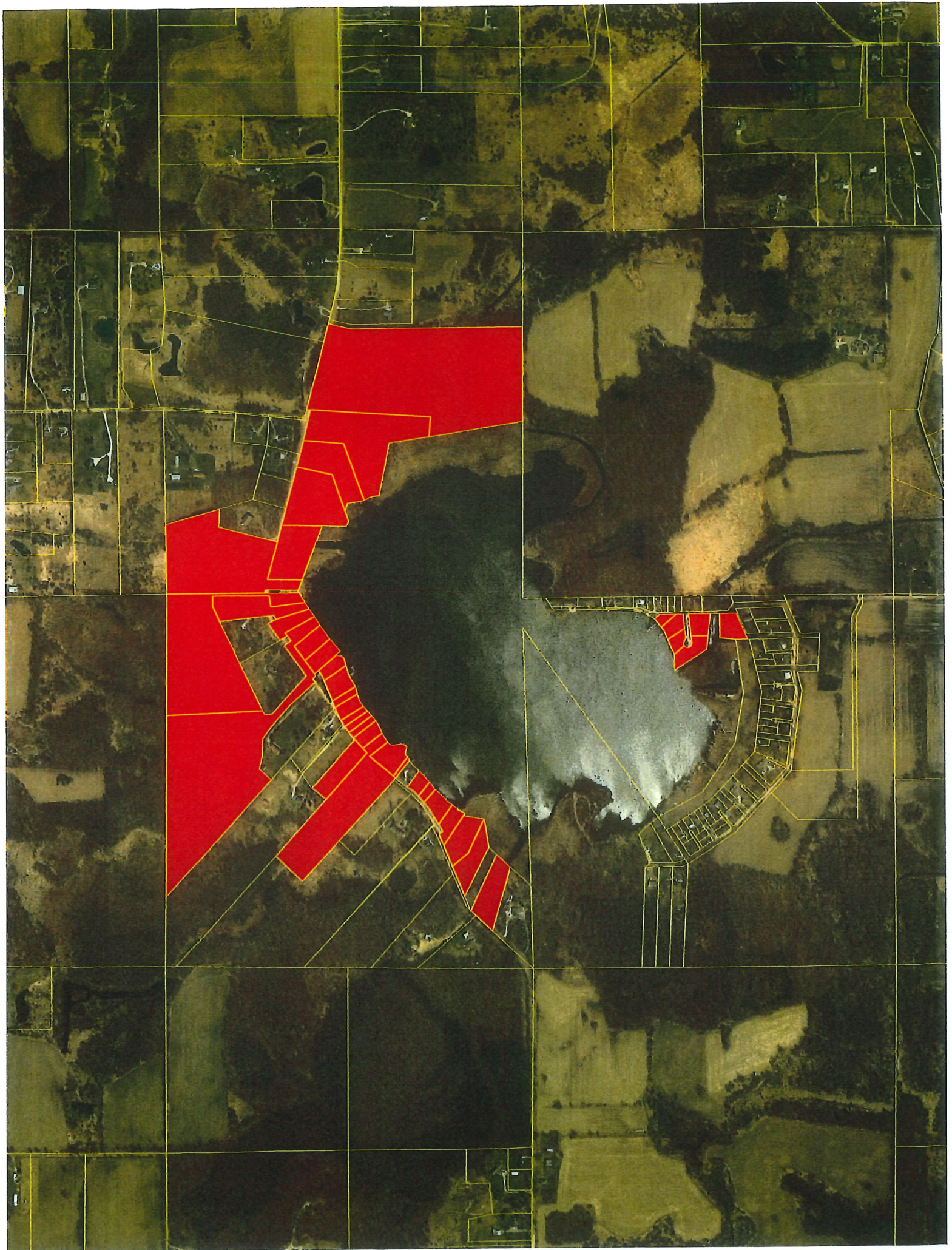
ABSENT:

RESOLUTION DECLARED ADOPTED.

Certification

I, the undersigned, the duly qualified and acting Clerk of the Township of Marion, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting held on the 26th day of June, 2025, the original of which is on file, in my office.

Tammy L. Beal, Marion Township Clerk



At-a-Glance

Planning Commission Summary

June, July, August



Conway Township: June: Discussed: Master plan updates. Discussed: The Residential Overlay District. Discussed: Setting a date for public hearing for application for Headland Solar Project July 9, 2025.

July (1): Discussed: Confidential legal opinion with the Township Attorney and to consider any other business that may come before the Planning Commission in closed session pursuant to MCL 15.268(1)(h).

July (2): Public Hearing: Special use permit submitted by Headland Solar, LLC for a utility-scale solar energy facility. Approximately 1300 acres that extends into Cohoctah Township.

July (3): Discussed: Master Plan survey. Discussed: The Residential Overlay District. Discussed: The public hearing for the Headland Solar Project that was on July 9, 2025.

August: Discussed: Questions and answers from Headland Solar from the July 9th meeting. Discussed: Fire Department needs from solar developers. Discussed: Master Plan survey results. Discussed: Elm Street Wholesale rezoning application. Discussed: The Southeast Michigan Council of Governments (SEMCOG) Survey. Discussed: Future special meeting on August 25, 2025, to further discuss the utility-scale solar project.

Cohoctah Township: June: Discussed: Special use permit for Headlands Solar LLC. for a utility-scale solar energy facility. Approximately 1300 acres, that extends into Conway Township.

July (1): Discussed: Special use permit for Headlands Solar LLC. for a utility-scale solar energy facility. Approximately 1300 acres, that extends into Conway Township.

Discussed: Cohoctah Township Master Plan.

Cohoctah Township: July (2): Public Hearing: Special use permit for Headland Solar LLC. for a utility-scale solar energy facility. Approximately 1300 acres, that extends into Conway Township.

July (3): Reviewed: Headland Solar Application

August (1): Reviewed: Essential Services Ordinance.

August (2): Reviewed: Special use permit for Headlands Solar LLC. for a utility-scale solar energy facility. Approximately 1300 acres and extends into Conway Township.

Handy Township: June: Discussed: Revisions to the Handy Township Sidewalk Ordinance.

Approved: The adoption of the Handy Township Sidewalk Plan. For sidewalks to be located:
(1) Along the north side of Grand River Ave.
(2) Along the south side of Sharp Rd
(3) Along the west side of Cemetery Rd.

July & August: No Meetings

Howell Township: June: Postponed Action: For Renewable Energy Ordinance. Recommended Approval: Of the revised Accessory Dwelling Unit Ordinance. Postponed Action: Storage Container Ordinance.

July: Postponed Action: Shipping Container Ordinance. Approved with Conditions: Final site plan for a 4-unit town home development. Located at the corner of Grand River Ave. And Edgebrook Dr. On 2.17 acres (4706-27-300-030).

Postponed Action: For Renewable Energy Ordinance.

At-a-Glance

Planning Commission Summary

June, July, August



Howell Township: August (1): Recommended Approval: Special use permit to allow for a outdoor concert - Luke Bryan Farm Tour, September 20, 2025. Located at the corner of Fleming Rd. and Marr Rd. On a vacant parcel (4706-07-400-005). [Approved by Township Board in August].

August (2): Reviewed: Final site plan for outdoor storage for boats, RV's, trucks and small contractors, on 11 acres. Located on a vacant parcel on Hydraulic Dr. (4706-28-100-071).

Discussed: Renewable Energy Ordinance – Including invited guest speakers: John Mills and Rick VanGilder.

Reviewed: Portable Storage Container and Cargo Container Ordinance

Reviewed: Preliminary site plan for a senior housing development for 26, 2-bedroom units and 2, 3-bedroom units. Located at 2820 N. Burkhart Rd. (4706-21-100-050).

Reviewed: Temporary use request for a haunted house and Christmas event area. Located at 1800 N. Burkhart Rd., Castaway Play Cafe. (4706-28-100-012).

Reviewed: Extension of Approved Site Plan for Wrangler's Saloon.

Reviewed: Extension of Approved Site Plan for Soapy Bucket.

Village of Fowlerville: June: Approved: Special land use permit to operate a craft and hobby retreat. Located at: 114 S. Second St. (4705-11-302-045).

Discussed: Adding therapeutic massage, as a permitted use in the office district.

Tabled: Amendment to allow Accessory Solar Energy Systems.

Village of Fowlerville: July & August: No Meetings

Other Projects in the Village: The Village is a recipient of a \$50,000 Consumers Energy Grant. It will be used for a mural on the EMS Building to honor hometown hero, Charlie Gehringer, a Baseball Hall of Fame inductee who played for the Detroit Tigers from 1924-1942.

The Community Park is closed but will be getting some big upgrades with pickleball courts, splash pad and more.

Fowlerville is wrapping up a Grant for Ann Street reconstruction including new pavement, concrete curb and gutter, sidewalks, storm, sanitary and water mains.

The Village also received a grant for the water treatment plant that are currently in the design stage.

Deerfield Township: June: Recommended Approval: To rezone 26 acres from General Agriculture (A-1) to Small Farms (A-4). Located near Argentine Rd and Faussett Rd. (4703-27-400-021). [Approved by Township Board in August]

July: No Meeting

August: Reviewed: Special land use application for Mid-American Solar on 40 acres. Located at the northwest corner of Argentine and Dean Rds. (4703-22-400-002).

August: Reviewed: A rezoning request for 4 acres from A-1 (General Agriculture) to I-1 (Light Industrial). Located on: Argentine Rd north of Allen Rd. (4703-35-300-007).

Reviewed: Land division proposal on 26.72 acres. Located on: Faussett Rd between Argentine and Mack Rd. (4703-27-400-021).

At-a-Glance

Planning Commission Summary

June, July, August



Tyrone Township: *June:* Discussed: Michigan Medical Marihuana Act Caregiver Regulations. Discussed: Accessory dwelling units.

July: Discussed: Accessory Structure Standards Discussed: Michigan Medical Marihuana Act (MMMA) Caregiver Regulations

August: No Meeting

Oceola Township: *June:* No Meeting

July: Approved: Special use application and site plan to allow accessory building in the front yard within the Agricultural Residential District. Located at: 1818 Argentine Rd. (4707-26-100-033).

Approved: Application to construct an 60' by 90' addition to an existing building for climate-controlled storage in the industrial zone district. Located at: 1900 twin Hills Dr. (4707-27-200-042).

Discussed: Amending the zoning ordinance for Site Plan Requirements for Special Land Use applications.

August: No Meeting

City of Howell: *June:* Public Hearing: Special land use for Padnos Iron and Metal Company, to extend their hours of operation. Located at: 645 Lucy Rd.

July: Approved with Conditions: Special land use for outdoor storage for a wildlife control and removal company (Wildlife X Team). Located at: 732 S. Michigan Ave. Approved: To accept the parking calculations to allow the land on the north side of Grand River to be unencumbered by parking requirements for 645 W Grand River Ave. Discussed: A report that analyzed the city's form based zoning code done by: Michigan Municipal League / William & Works.

City of Howell: *July:* Discussed: Master Plan annual progress assessment and public engagement annual update.

August: Reviewed: Rezoning request for Planned Unit Development (PUD) for QuickTrip. Located on the northeast corner of the I-96 & D-19 interchange (4717-01-100-130).

Reviewed: Request to divide a 0.32 acre parcel into 0.17 and 0.20 lots. Located at: 108 Pulford St. (4717-01-102-019).

Hartland Township: *June:* Recommended Approval: Preliminary site plan for a Residential Planned Development, Sawyer Ridge for 172 Single family houses Located at: Pleasant Valley Rd. and M-59 (4708-26-200-007).

July: Recommended Approval: Site plan and special land use for a minor automobile repair establishment. Located at: 9990 Highland Rd.

Recommended Approval: Final site plan and rezoning from General Commercial to Planned Development for a 3-story self-storage establishment. Located at: North of M-59 and on Old US-23. (4708-21-300-039). [Approved by Township Board in August]

July: Discussed: Concept plan for an indoor recreation park called Urban Air Adventure Park. Located south of M-59 and east on Old US-23 (4708-28-100-030 & 4708-28-100-037).

July: Recommended Approval: For the second amendment to the preliminary site plan and planned development agreement. For a single family residential development called Hartland Reserve on 40 acres. Located on the southwest corner of M-59 and Pleasant Valley Rd. (4708-26-200-002).

Approved: A site plan for a credit union with a drive through. Located southwest of the Target shopping center off of M-59 (4708-20-400-017).

At-a-Glance

Planning Commission Summary

June, July, August



Hartland Township: Recommended Approval: For the preliminary site plan and rezoning for a indoor adventure park called Urban Air on 6 acres. Located south of M-59 off Old 23. (4708-28-100-037 & 4708-28-100-030).

August: Reviewed: Concept Plan for Chick-fil-A Planned Development located at 10587 Highland Rd. (former Big Boy).

Reviewed: Amendment to an approved Planned Development for Sheetz Fuel Station/ Convenience Store. Located at: 10087 Highland Rd. (former Walgreens)

Iosco Township: June: Recommended Approval: For conditional rezoning request from Agriculture Residential to Large Solar Energy System Overlay. Located in the southeast portion of the township, approximately 910 acres.

Recommended Approval: For conditional rezoning request from Agriculture Residential to Large Solar Energy System Overlay. Located in the southeast portion of the township for approximately 960 acres.

Discussed: Amendments to Sign Ordinance.

July: Reviewed: Amendments to Sign Ordinance. Discussed: Township Master Plan Reviewed: C-1 Wholesale allowance inquiry/ request.

August: No Meeting

Marion Township: June: Discussed: The 120 day moratorium on special use permits for condominium developments and/or planned unit developments. The moratorium was passed by the Township Board in June.

July: Discussed: List of suggested items regarding land-use moratorium.

Marion Township: August: Reviewed: Proposed ordinance changes: Private Roads, Planned Unit Development Ordinance, Condominium Projects, Traffic Study Requirements, Multiple-Family Site Condominium and Plan Urban Developments, Infrastructure and Concurrency Standards.

Discussed: Lot line definitions.

Discussed: Wellhead protection.

Unadilla Township: June: No Meeting

July: Reviewed: First three chapters of zoning ordinance book.

August: No Meeting

Putnam Township: June: No Meeting

July: Discussed: Township Master Plan.

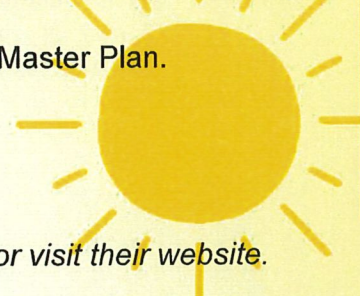
Discussed: Ordinance update list.

August: Public Hearing: Special land use permit for a Wireless Communication Tower Facility. Located at: 5455 W. M-36, Pinckney (4714-18-400-016).

Village of Pinckney: June: Recommended Approval: Special land use permit and preliminary site plan to covert existing vacant Rite Aid building to Mugg & Bopps store with food service and convenience store drive-through. Located on the southeast corner of Pinckney/Dexter Rd and M-36.

July: Public Hearing: Special land use permit to convert existing building to adult use cannabis retailer. Located at: 1066 East M-36, Pinckney.

Discussed: Community Master Plan.



At-a-Glance

Planning Commission Summary

June, July, August



Village of Pinckney: August: Discussed: The Keeping of Chickens ordinance.

Discussed: Community Master Plan.

Reviewed: Supplementary use regulations for Two-Family and Multiple-Family Dwellings, Minimum Floor Area.

Reviewed: General Requirements: Central Business District.

Reviewed: Village Master Plan

Genoa Charter Township: June: Discussed: Zoning ordinance text amendments to Article 13 entitled "Environmental Protection Regulations".

July: No Meeting

August: Recommended Approval with Conditions: For a final planned development site plan and agreement to construct a 55-unit single-family site condominium development.

Located on the northwest corner of Challis Rd and Bauer Rd. (4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003).

Recommended Approval: For a special land use request for a, site plan and impact assessment for a drive-through restaurant within a multi-tenant commercial building. Located at: 1111 S. Latson Rd (4711-09-100-043), east side of Latson Road, south of Grand River Ave.

Recommended Approval with Conditions: Special land use application, impact assessment, private road with a shared driveway for 7 new homes on 20.39 acres located at 6025 Brighton Road. (4711-26-300-011 and 4711-27-400-012)

Recommended Approval: An ordinance amendment to Article 21 entitled "Administration and Enforcement" to add Property Posting Requirements and Moratorium standards.

Postponed Action: On amendments to Article 13 entitled "Environmental Protection Regulations".

Brighton Charter Township: June: Public Hearing: Rezoning request from Residential Single Family (R-2) to Planned Unit Development (PUD). Also known as the Cove of Woodland Lake for 37 single family home sites property and 8 detached condominiums. Located at: Christine Dr. and Dann Dr. near Woodland Hills Subdivision. (4712-18-300-011 and 4712-18-400-027)

Discussed: Zoning ordinance regulating chickens.

July: No Meeting

August: Public Hearing: Zoning ordinance Amendment to Article 3, Residential Districts, "Uses Permitted" and discussion on general ordinance amendment to Chapter 5, Animals.

Hamburg Township: June: No Meeting

July: Discussed: Township Master Plan update.

August: Discussed: Site plan for minor facade alternations to add awnings over entrance ways for Zander Flex Space. Located at: 7749 E M-36

Discussed: Establishing a work group to review Village Center Master Plan.

Green Oak Charter Township: June: Postponed Action: On the final review for, a Residential Planned Unit Development, Dove Lake (108 acres). Located off Kensington Rd. south of Rushton Rd. (4716-13-200-017).

July: Recommend to Deny: The final review for, a Residential Planned Unit Development, Dove Lake (108 acres). Located: Off Kensington Rd. south of Rushton Rd. (4716-13-200-017).



At-a-Glance

Planning Commission Summary

June, July, August



Green Oak Charter Township: August (1): Approved: Site plan for Pure Energy Window Company, 6 acres. Located at: Whitmore Lake Rd south of Grand River Ave. (4716-05-100-008 portion in Brighton Township 4712-32-300-067 and 4712-32-300-072).

August (2): Approved: Site plan to construct 40,000 sq. ft. building addition and associated parking at an existing industrial facility, Wyman Gordon. Located at: 7250 Whitmore Lake Road (4716-08-100-015).

City of Brighton: June: Recommended Approval: Preliminary site plan for planned unit development for 144 apartments, a 5 story complex. The project will have 411 parking spaces with 130 parking spaces being offered to the city for public parking. Located at: 300 W North Street.

July: No Meeting

August: Discussed: Comprehensive Master Plan 5-year review-final draft.

Livingston County Planning Commission: **June:** Recommended Approval: Of text amendments to the Large Solar Energy System Ordinance in Iosco Township.

Recommended Approval: To rezone 7.89 acres from Rural Residential to Single Family Residential, in Putnam Township. Located at: 7150 Pinckney Rd.

Recommended Approval: Of text amendments to revise permitted uses in the Neighborhood Service Commercial to not permit storage of goods or materials outside of the principal structure, in Howell Township.

July: Recommended to Deny: A conditional rezoning request from Agriculture Residential to Large Solar Energy System Overlay. Located in Iosco Township in the southeast portion of the township, approximately 910 acres.

Recommended Approval: For a conditional rezoning request from Agriculture Residential to Large Solar Energy System Overlay. Located in Iosco Township in the southeast portion of the township for approximately 960 acres.

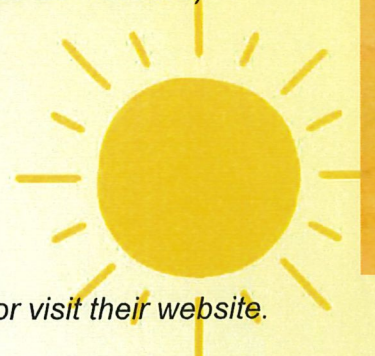
Recommended Approval: To rezone 26 acres from General Agriculture (A-1) to Small Farms (A-4). Located in Deerfield Township near Argentine Rd and Faussett Rd. (4703-27-400-021).

August: Recommended Approval: To rezone 1.2 acres from General Commercial to Planned Development for a 3-story self-storage facility. Located in Hartland Township at: M-59 and north off Old US23. (4708-21-300-039).

Recommended Approval: To rezone 70 acres from Conservation Agricultural to Planned Development for a single family residential development for 172 homes. Located in Hartland Township near Pleasant Valley and M-59 (4708-26-200-007).

Recommended Approval: To rezone 30 acres from General Commercial to Planned Development for a mix-use development for commercial buildings along M-59 and Old US23 with 168-unit apartment complex in the interior of the development. Located in Hartland Township at on the southwest corner of M-59 and Old US23. (4708-28-100-014).

Recommended Approval: To rezone 6 acres from General Commercial to Planned Development for 38,400 sq ft. indoor adventure park. Located in Hartland Township, on the east side of Old US23 behind an existing multi-tenet commercial establishment. (4708-28-100-037 & 4708-28-100-030).



For a copy of the official agenda and minutes contact your municipality or visit their website.