

## **Marshall Township Ordinance Update**

### **Steering Committee Meeting #4: CR/910 Updates, Trees and Landscaping**

5/22/2024

Meeting Minutes

#### **Route 910**

- Crash data may relate to the left turn on Highpoint; left turns were prohibited around 2017.
- Uncertainty about the impact of additional trips during peak hours.
- South side may not be large enough for an access road; a light at Mingo could work.
- Access points are a safety and flow issue; goal is to minimize or eliminate them through consolidation.
- Extend ROW to property line for future development connectivity.
- Access management is the main goal, differing from Transitional Zoning Overlay.
- Vision includes a plaza with different uses, not small individual lots.
- Consensus on property use is unlikely; large-scale purchases by wealthy individuals are possible.
- Minimum tract size of five acres is substantial; townhouses are a feasible option.
- Consider the number of access points removed instead of requiring a minimum of five acres.
- Access roads and townhomes are favorable ideas.

#### **Landscape**

- Preference for meadows over unmanaged green spaces; avoid appearance of neglect.
- Native-based planting should not be equated with being unmaintained.
- Unmaintained areas can appear messy and unkempt.
- Lawns are popular, but tall grass may lead to complaints.
- Buffer zones with trees provide visual and sound barriers.
- HOAs generally maintain buffers well; consistent standards would help.
- Native meadows could reduce SWM fees and offer a tradeoff with SW facilities.
- Tall meadows may pose fire safety issues if not maintained.
- Disconnect between natural and manicured green spaces; different visions of "natural."
- Heritage trees need better incentives and preservation efforts.
- Tree preservation has to be in balance with state forestry standards
- A voluntary program may be necessary
- Incentives for developers to preserve trees
- The Township should hire a part-time arborist