

JOINT PLANNING COMMISSION AGENDA

Regular Meeting

September 22, 2025 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 4) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
 - A. Approve Minutes from November 14, 2023 Joint Planning Commission Meeting
- 5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. Set Future Meeting Dates
 - B. Set public hearing for Special Land Use #SLU25-0001
- 9) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ELECTION OF OFFICERS**
- 12) **ADJOURNMENT**

JOINT PLANNING COMMISSION MINUTES

November 14, 2023
Regular Meeting - 7:00 PM

1) **CALL TO ORDER**

IN A REGULAR SESSION held on Tuesday, November 14, 2023 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Joint Planning Commission was called to order by Chair Banfield at 7pm.

2) **ROLL CALL**

Roll was called:

Present: Chair Banfield, Burke-Smith, Gresley, Hoffman, Lyng, Alternate Fitzgerald

Also Present: Deputy Clerk Pickford, Clerk Eubank, Council Liaison Wolfersberger

Absent:

3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.

A. APPROVAL OF NOVEMBER 14, 2023 JPC AGENDA

Moved by Lyng, supported by Hoffman to approve the agenda as submitted. On a voice vote: **Motion Carried**

4) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.

A. MINUTES OF SEPTEMBER 12, 2023 JPC MEETING

Commissioner Burke-Smtih would like it noted in the minutes that her vote for approving the April 25, 2023 minutes was a no vote.

Moved by Gresley, supported by Hoffman to approve the minutes from the September 12, 2023 JPC meeting. On a voice vote: **Motion Carried**

5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

Mick Woods of 155 River Park Drive spoke in favor of new interest in Kmart location. He also spoke on the concern of over saturation of the market and how a new TSC store could affect the existing Albion and Battle Creek stores.

Jerri Bosserd of Marshall Twp spoke of his concern over board members having a conflict of interest. He also commented on the possible local impact to smaller hardware stores like Ace and Herman's by opening a TSC. Mr. Bosserd voiced his concern and distaste for closed meetings.

Barry Wayne Adams of 622 W Green Street spoke in agreement with previous statements made by Mr. Bosserd. Mr. Adams cited Michigan constitution in reference to his disagreement with board decisions and decisions made by other boards.

Carl Gibson of 323 Westbrook Ct spoke in favor of development of the previous Kmart site to a TSC location. Mr. Gibson stated that the development would be a good community asset citing other duplicated stores in the area like Dollar General and Family Fare. Mr. Gibson concluded that the community will appreciate the accessibility of the products they provide.

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

A. SLU #23.03- Tractor Supply Company

Chair Banfield opened the public hearing at 7:19pm.

Richard Lindsey spoke on behalf of the owner of the Kmart building and the SLU documents attached.

Kirk Hunt introduced himself as the construction project manager for TSC.

Rick Giltrup introduced himself as district manager for TSC location.

Connie Bosserd of Marshall Twp questioned the proposed opening date.

Kirk Hunt answered opening date of April 2024.

Chair Banfield closed public hearing at 7:23pm.

Fitzgerald questioned the terminology of the dollar store and Dollar General on the map provided. Lyng stated his interpretation of the store names used in the drawing and stated that there is a rumor of the Dollar Store moving locations. Lindsey spoke on the unconfirmed understanding that the Dollar Tree will be moving and the Dollar General will open in it's place, hence the terminology used on the map, as that was provided by the landlord.

Gresley questioned the other stores located in the mall and their locations. Lindsey advised he only has the information provided by the landlord for the proposed TSC.

Lyng questioned the perm trailer area and what security would be in place. Rick Giltrop explained the use of hitch and wheel locks as well as security cables with alarms.

Lyng questioned the current parking lot lights and asked what development, if any, would occur. Project Architect Brad Matuzak stated no additional lights will be installed in the parking lot, however, additional lighting will be added to the building.

Moved by Burke-Smith, supported by Lyng to recommend approval of Special Land Use #23.03 for outdoor storage/display of equipment, propane tanks, greenhouse space, plants, trees, and hay, based on staff findings to City Council. On a voice vote: **Motion Carried.**

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP #23.09- TRACTOR SUPPLY COMPANY

Chair Banfield commented on the slope of the parking lot. Lindsey stated the owner does not own the entire lot, only the portion included in the photo, which is the previous Kmart building.

Banfield questioned the signage. Brad Matuzak confirmed pylon sign on livegood center. Banfield commented that adequate screening is represented in the plan.

Moved by Burke-Smith, supported by Fitzgerald to Approve SP #23.09 as presented.
On a voice vote: **Motion carried.**

- 9) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.

Connie Bosserd of Marshall Twp. questioned the traffic lights that were installed at the I69/I94 overpass and their purpose and dates of use.

Jerri Bosserd of Marshall Twp. questioned where in the parking lot trailers will be parked for TSC, and voiced his concern of possible placement on other storefront property.

Barry Wayne Adams of 622 W Green spoke on the Committee for Marshall not the Megasite court case. Mr. Adams also spoke in opposition of the time restrictions observed by other boards.

Lynn Rockwell of Ceresco spoke in agreement with previous statements about conflict of interest with board members. Mrs. Rockwell spoke on the positive aspect of utilizing empty existing buildings and wished Ford had done the same. Mrs. Rockwell concluded by voicing her concern over the postcards that were distributed and the growing increase in traffic volume on roads that are already stressed under the current traffic volume.

10) BOARD REPORTS

11) ADJOURNMENT

The meeting was adjourned at 7:53PM

Respectfully submitted by,

Jennifer Pickford
City Deputy Clerk



ITEM 8.A

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: September 22, 2025
SUBJECT: Set Future Meeting Dates

Current schedule is to meet on the second Tuesday of each month.

RECOMMENDATION:

Maintain current schedule with members keeping open this date in case business arises.



ITEM 8.B

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: September 22, 2025
SUBJECT: Set public hearing for Special Land Use #SLU25-0001

There is a proposed project for 15855 W Michigan, which is a 1.81 acre parcel (53-002-592-03), that was split from the parent parcel 53-002-592-00 on December 30, 2024. The zoning is B-4 (Business) and is adjacent to other B-4 parcels and a Township parcel to the West is zoned Multi-Family Residential per the 2023 Township Zoning map, but is indicated as Medium Density Residential per the County. There is an adjacent similar use with a drive-through restaurant (Taco Bell) on parcel 53-002-539-00 (also zoned B-4). Other properties in this plaza house the following uses: retail (Tractor Supply Company, Dollar Tree, Family Fare) and service (nail salon, optometrist, etc.). There is also currently a senior activity center (Heritage Commons).

- The project was received by City of Marshall staff on 8/11/2025.
- City staff did a preliminary review, which resulted in additional information being submitted between 8/11/2025 and 8/29/2025.
- Preliminary City staff comments were sent to the applicant on 8/21/2025
- Confirmation was received from the applicant that they wanted to proceed with revisions to get onto the September JPC agenda and contact was made with Jeff Albaugh, Marshall Township Clerk, to coordinate distribution of drawings for Administrative review on 8/23/2025
- Package was sent to Gail Huff for Township Administrative review including initial City comments and Gail requested the City confirm attendance from Township JPC members on 8/26/2025
- Confirmation was received on 8/29/2025 from the following JPC board members that they would be able to attend a meeting on September 9, 2025: Steve Riggs from Marshall Township, and Tim Banfield, Tim Fitzgerald, Aron Hodo from Marshall City
- Revised drawings were received on 8/28/2025 and distributed on 8/29/2025 to Gail and City Staff for further review.
- Sealed plans were submitted by the applicant for SLU application and site plan review and received by the Marshall City Staff 9/4/2025
- Agenda Packet distributed electronically to JPC members 9/4/2025
- Joint Planning Commission meeting 9/9/2025 - quorum was not met
- Special Joint Planning Commission meeting 9/22/2025 - set public hearing
- Joint Planning Commission meeting 10/14/2025 - hold public hearing for SLU, receive project

This project documentation is included for reference, but will be formally introduced for plan review

at the October meeting as project PSP25-0004. The project is requesting two drive-throughs for fast food restaurants. In the B-4 zoning district, drive-throughs require a Special Land Use. Before the Site Plan can be considered, the Special Land Use must be resolved, requiring the public hearing to be set.

Considerations for Special Land Use Requirements

Plans showing property boundaries, parking, possible sign locations, and the location of abutting streets, easements, and similar public areas is provided in the Civil and Site Plan drawings.

A legal description of the property is found on the last page of the Deed.

A proposed compliance plan including hours of operation can be presented at the October meeting.

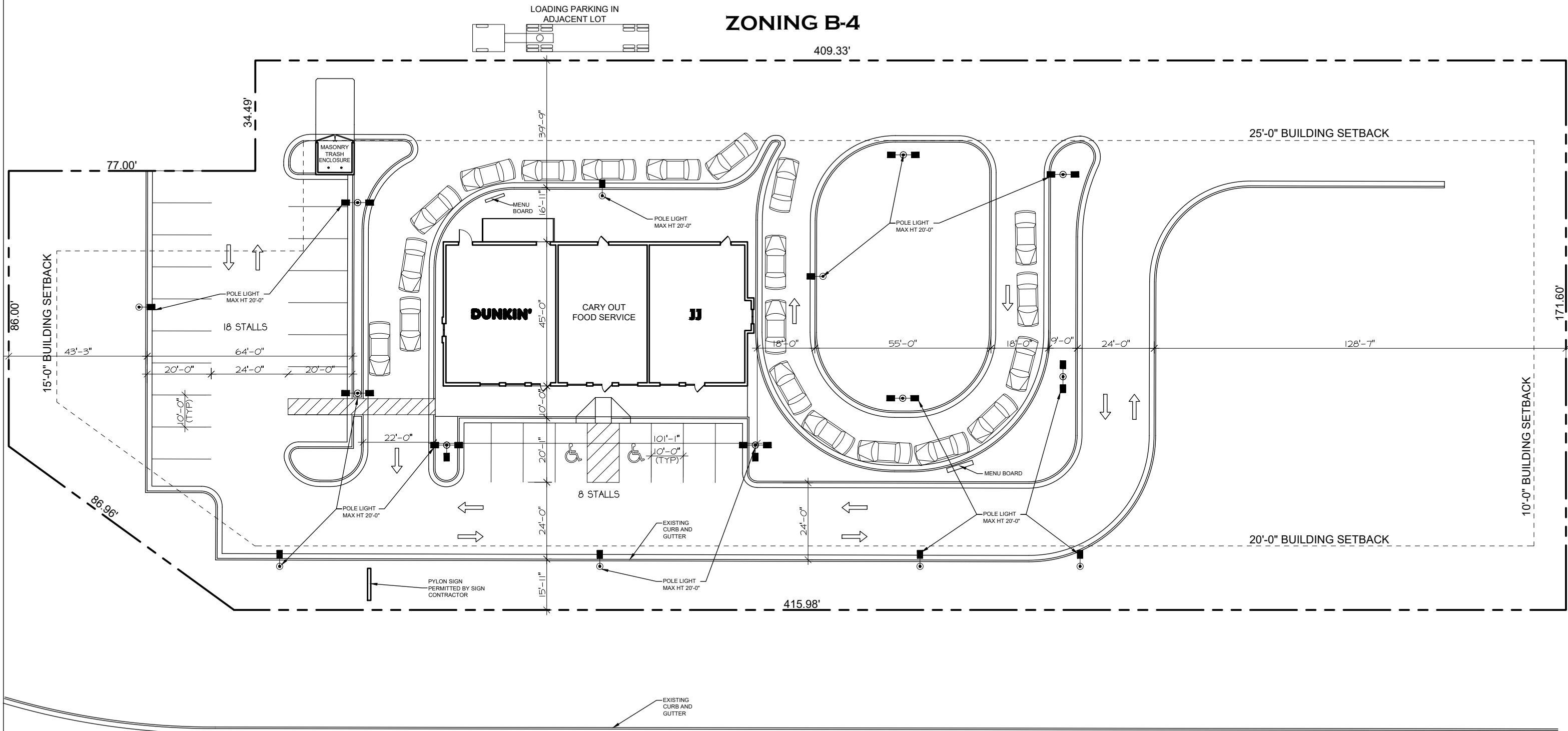
Typical hours for Jimmy John's are 10am-10pm and Dunkin' Donuts are typically open 5am-10pm.

RECOMMENDATION:

Set public hearing for Special Land Use #PSU25-0001 for two drive-throughs at 15855 West Michigan Avenue to be held on October 14, 2025 and authorize the City Clerk to notify neighbors, within 300 feet of the property seeking special land use, of the public hearing.

ZONING B-4

409.33'

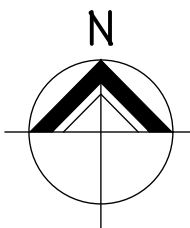


MICHIGAN AVENUE



34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

Site Plan



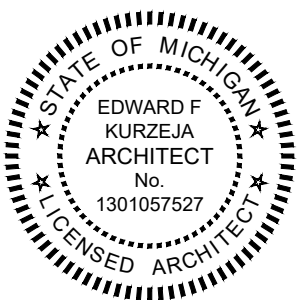
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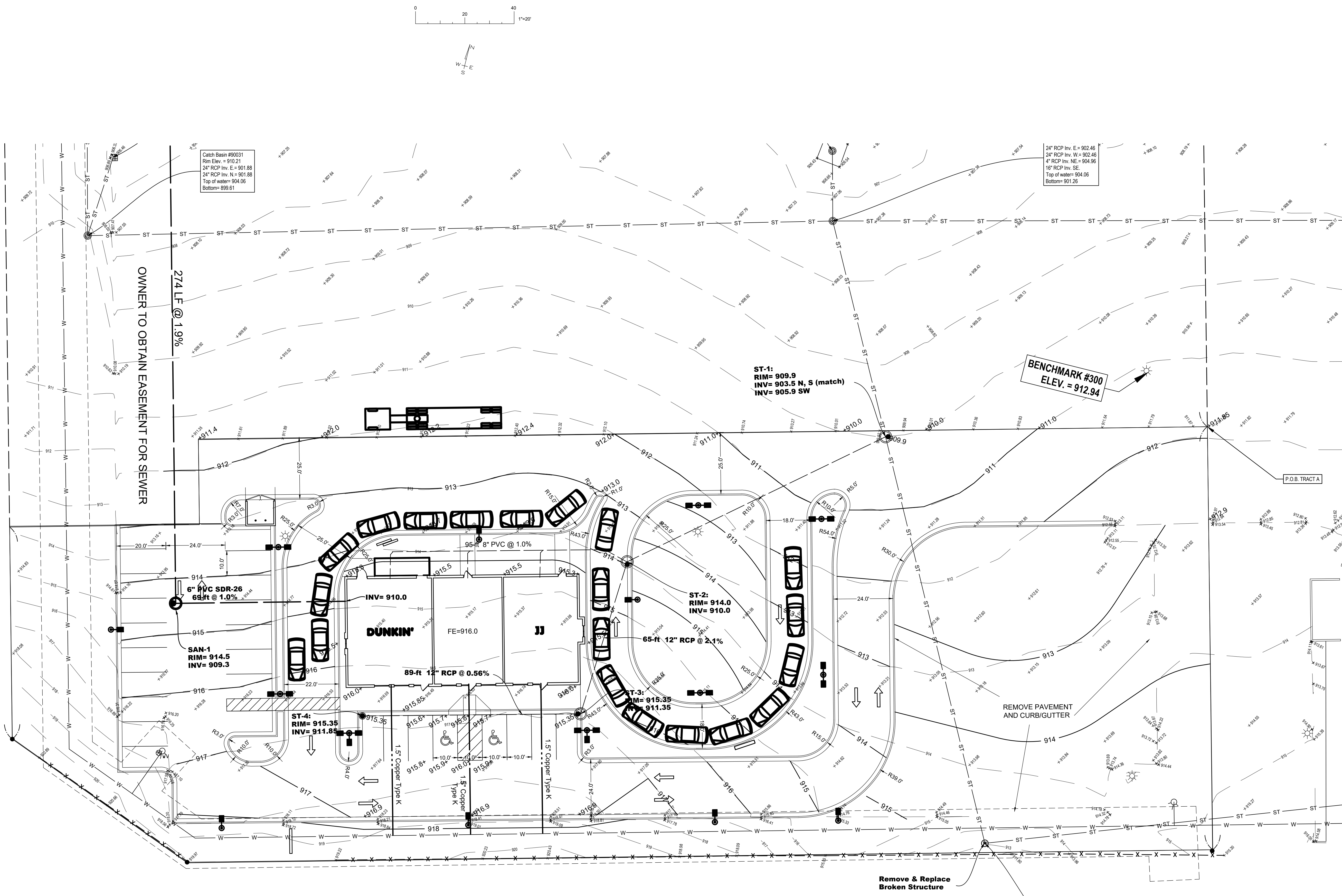
DD & JJ

MARSHALL, MICHIGAN

8-25-2025

Archamerica Job No. 25048





DEVELOPER TO:

PROVIDE AGREEMENT FOR PROPOSED DEVELOPMENT TO DISCHARGE STORMWATER ACROSS PRIVATE PROPERTY TO THE ENTIRE CENTRALIZED STORMWATER BASIN

PROVIDE AGREEMENT FOR PROPOSED DEVELOPMENT TO DISCHARGE STORMWATER TO CENTRALIZED STORMWATER BASIN. THE CENTRALIZED STORMWATER BASIN IS LOCATED ON A SEPARATE PARCEL FROM THE PROPOSED DEVELOPMENT. THE DEVELOPER NEEDS TO PROVIDE A STORMWATER MAINTENANCE AND OPERATION AGREEMENT BETWEEN THE PROPOSED DEVELOPMENT AND THE BASIN PROPERTY OWNER TO ENSURE THE DEVELOPMENT STORMWATER IS MANAGED PROPERLY IN THE CENTRALIZED STORM BASIN. THE CENTRALIZED STORMWATER BASIN IS LOCATED ON A PARCEL THAT IS LAND LOCKED. PROPOSED DEVELOPMENT NEEDS TO PROVIDE PROOF OF ACCESS FOR OWNER/OPERATOR OF BASIN FROM SURROUNDING PROPERTY(S).

PROVIDE COPY OF THE STORMWATER MANAGEMENT PLAN FOR THE CENTRALIZED BASIN.

DETENTION SUMMARY

PROPERTY AREA = 79,003 sq-ft (1.81 acre)

EXISTING IMPERVIOUS AREA = 64,440 sq-ft (1.48 acre) = 81.6%

PROPOSED IMPERVIOUS AREA = 43,209 sq-ft (0.99 acre) = 54.7%

PROPERTY IS CURRENTLY TRIBUTARY TO AND SERVED BY EXISTING DETENTION BASIN NORTH OF TRACTOR SUPPLY STORE. IMPERVIOUS COVERAGE IS SIGNIFICANTLY REDUCED. THEREFORE, NO ADDITIONAL DETENTION VOLUME IS REQUIRED.

2025-08-27 PER CITY COMMENTS



MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 225-9789 mason_brown@mbglobal.net

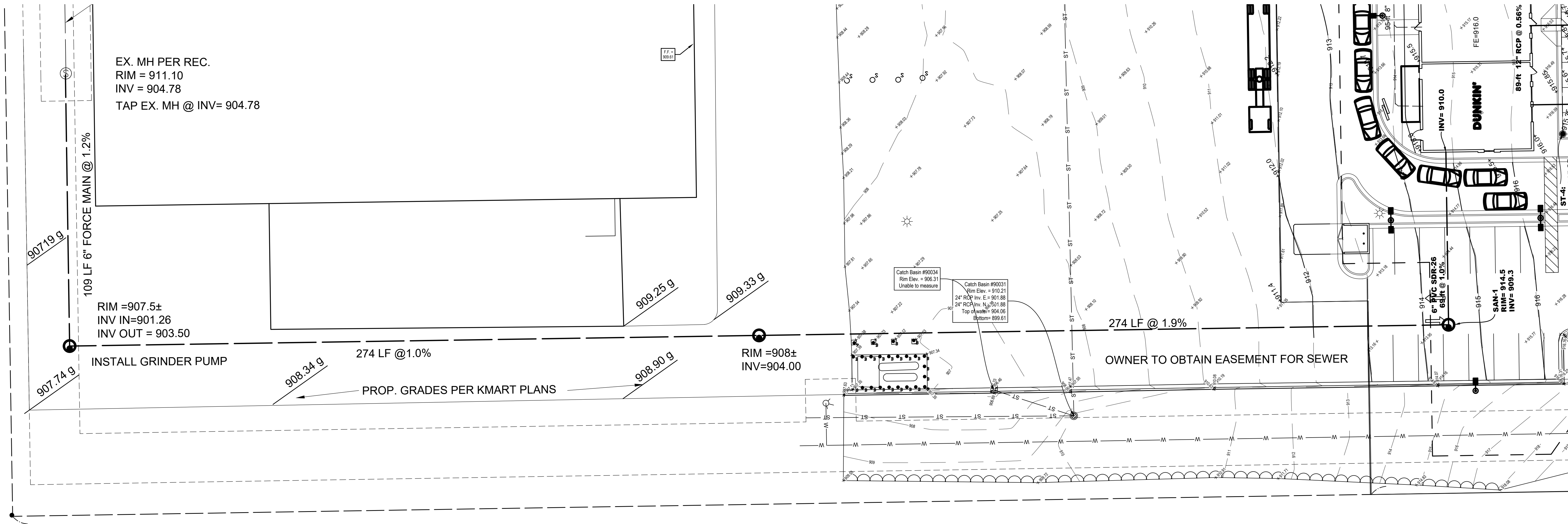
PROPOSED DUNKIN DONUTS & JIMMY JOHNS
PRELIMINARY ENGINEERING PLAN
MARSHALL, MI

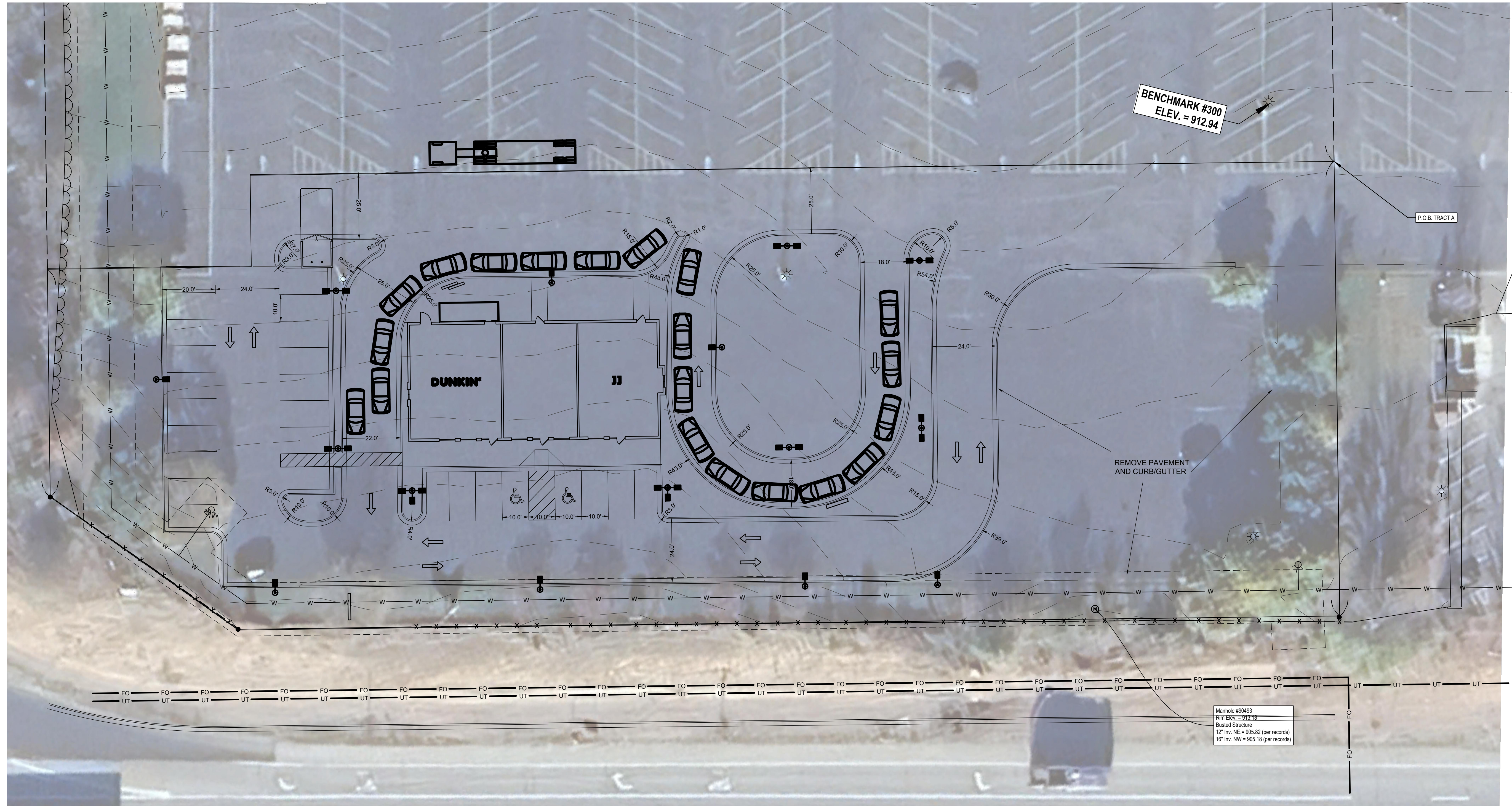
DIYA HOLDINGS
219 CLAREMONT DR
NAPERVILLE, IL 60540

REVISIONS:	DESIGN:	DRAWN:	CHECKED:
23-023.DWG	mb	mb	mb
FIELD OK: net			

SCALE:
1"=20'
DATE:
08-08-2025
JOB NO.
25-029
SHEET

1



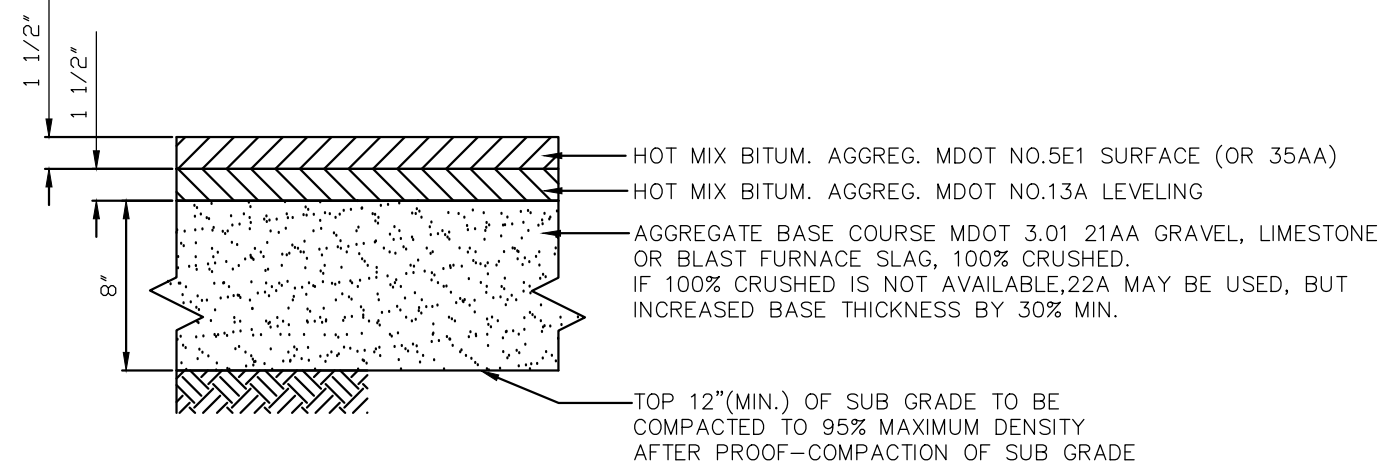


BENCHMARK #300
ELEV. = 912.94

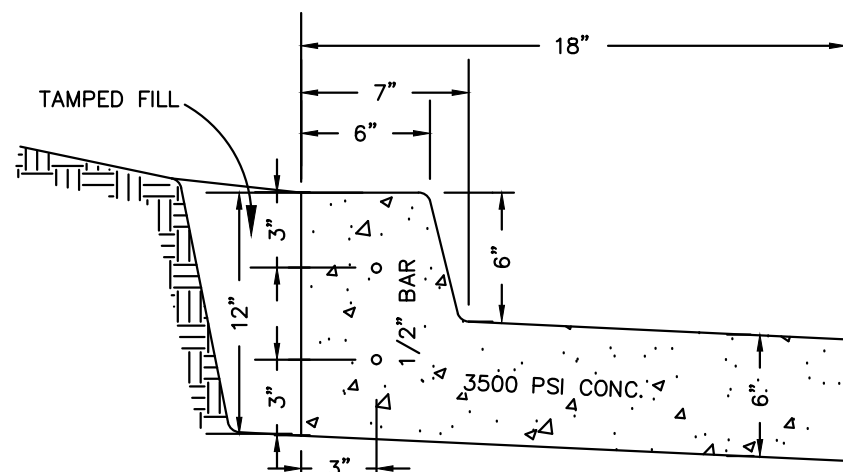
REMOVE PAVEMENT
AND CURB/GUTTER

2025-08-27 PER CITY COMMENTS

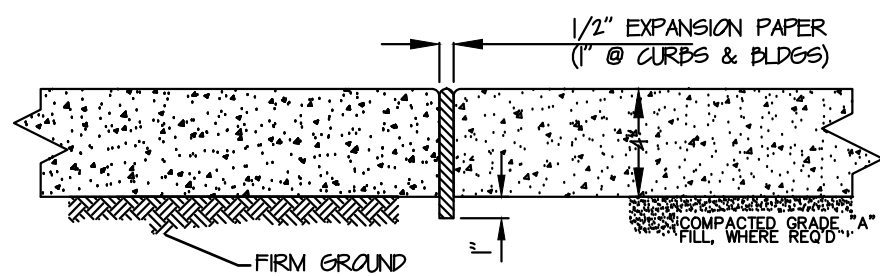
MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net



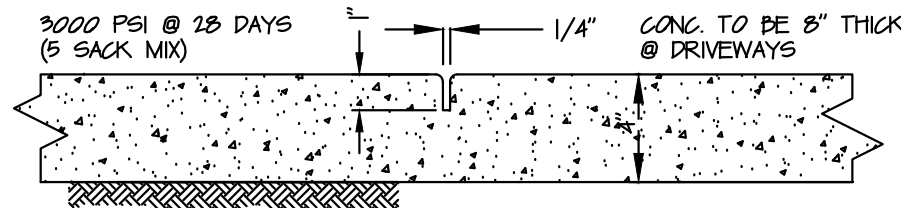
ASPHALT PAVING DETAIL



SPILL - OUT CURB & GUTTER



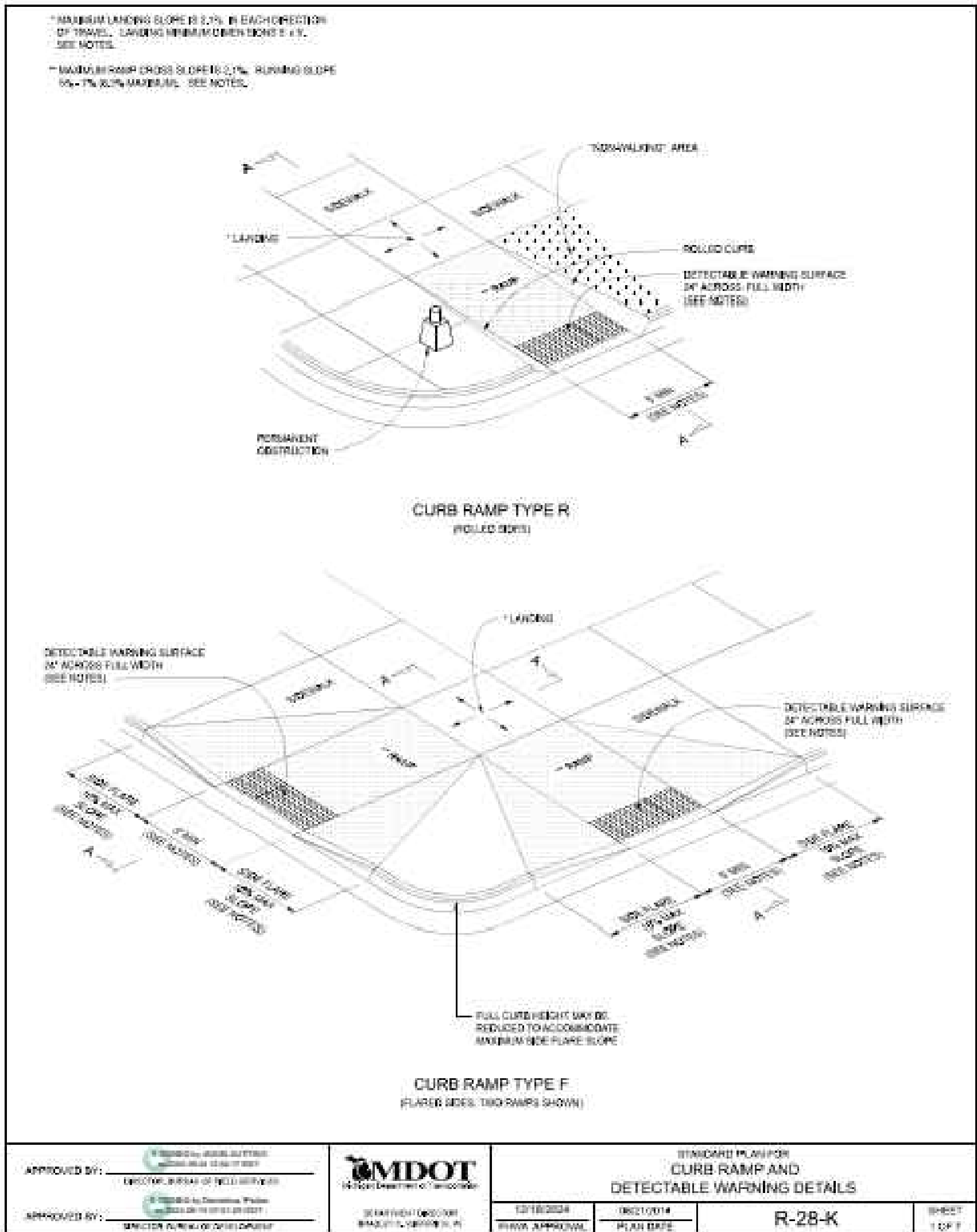
EXPANSION JOINT
SPACE @ 25 TO 50 (MAX)



CONTRACTION JOINT
SPACE @ 5 TO 7 (MAX)

SIDEWALK

DETAIL



APPROVED BY:	MDOT	STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS		
APPROVED BY:	MDOT	SECTION	DIRECTORY	DATE
				R-28-K
				1 OF 1

2025-08-27 PER CITY COMMENTS



MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 225-9789 mason_brown@mbaengineers.com

PROPOSED DUNKIN DONUTS & JIMMY JOHNS
SITE PAVEMENT DETAILS
MARSHALL, MI

DIYA HOLDINGS
219 CLAREMONT DR
NAPERVILLE, IL 60540

REVISIONS:			
DESIGN: --	DRAWN: mb	CHECKED: mb	
23-029.DWG	FIELD OK: not		

SCALE:
NONE
DATE:
08-08-2025
JOB NO.
25-029
SHEET

This space is for RECORDER'S USE ONLY

COVENANT DEED

GRANTOR: BR GREAT NORTHERN MALL, LLC, a Delaware limited liability company

WHOSE ADDRESS IS: c/o B. Riley Principal Investments RE, LLC
One North Franklin Street, Suite 950
Chicago, Illinois 60606

CONVEYS TO GRANTEE: RAINA MARSHALL, LLC, a Michigan limited liability company

WHOSE ADDRESS IS: 219 Claremont Drive
Naperville, Illinois 60540

All of Grantor's right, title and interest in the real estate situated in the County of Calhoun, State of Michigan, more fully described on **Exhibit A** attached to this Covenant Deed and made a part hereof, being the same property conveyed to the Grantor by Covenant Deed dated February 1, 2022 recorded on February 22, 2022 in Liber 4633 Page 0859 in the Office of the Register of Deeds of Calhoun County, Michigan.

Together with all and singular the rights-of-way, easements, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the "**Property**"), for the sum set forth on the Real Estate Transfer Tax Valuation Affidavit filed herewith.

This conveyance is made subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described Property, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, from, or under the Grantor, but against no other claims or persons.

Grantor further grants to Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

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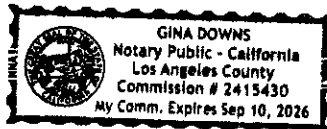
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of this 6th day of August, 2025.

BR GREAT NORTHERN MALL, LLC,
a Delaware limited liability company

By: [Signature]
Name: Bryant Riley
Its: Executive Officer

STATE OF CA)
COUNTY OF Los Angeles) SS.

On this 25 day of July, 2025, before me personally appeared Bryant Riley, an Executive Officer of BR GREAT NORTHERN MALL, LLC, personally known or proven to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his free and voluntary act in his capacity as Executive Officer of the company, and as the free and voluntary act of the company, for the uses and purposes therein set forth.



[Signature]
Notary Public, Los Angeles County, CA
My Commission Expires: 9-10-2026
Acting in Los Angeles County, CA

Drafted by:

ArentFox Schiff LLP
233 S. Wacker Drive, Suite 1700
Chicago, IL 60606
James M. Murphy, Esq.

Once recorded return to:

Landsman Saldinger Carroll
161 N. Clark Street, Suite 1600
Chicago, IL 60601
Attn: Robert D. Carroll

Send Subsequent Tax Bills to:

Raina Marshall, LLC
219 Claremont Drive
Naperville, IL 60540

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in the City of Marshall, Calhoun County, MI, described as follows:

Commencing at the Northeast corner of Section 27, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan; thence North 89 degrees 35 minutes 29 seconds West 70.70 feet along the North line of said Section 27; thence South 01 degrees 41 minutes 50 seconds East 782.63 feet along the West right-of-way line of West Drive (variable width); thence South 74 degrees 49 minutes 36 seconds West 590.00 feet; thence South 15 degrees 10 minutes 24 seconds East 115.00 feet; thence South 74 degrees 49 minutes 36 seconds West 113.67 feet; thence South 15 degrees 10 minutes 24 seconds East 337.98 feet to the Point of Beginning;

thence continuing South 15 degrees 10 minutes 24 seconds East 171.60 feet;
thence South 74 degrees 49 minutes 36 seconds West 415.98 feet along the North right-of-way line of Michigan Avenue (Variable Width);
thence North 69 degrees 10 minutes 24 seconds West 86.96 feet along the MDOT right-of-way line;
thence North 15 degrees 10 minutes 24 seconds West 86.00 feet;
thence North 74 degrees 49 minutes 36 seconds East 77.00 feet;
thence North 15 degrees 10 minutes 24 seconds West 34.49 feet;
thence North 74 degrees 49 minutes 36 seconds East 409.33 feet to the Point of Beginning. Being part of the Northeast 1/4 of said Section 27, Town 2 South, Range 6 West, City of Marshall, Calhoun County, Michigan.

PIN: 13-53-002-592-03

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments not yet due and payable.
2. The terms and provisions contained in the document entitled Agreement recorded as Liber 262, Page 419.
3. The terms, provisions and easement(s) contained in the document entitled Declaration of Easement recorded as Liber 1227, Page 976. First Modification of Declaration of Easements as disclosed by instrument recorded in Liber 1549, Page 365; Second Modification of Declaration of Easements as disclosed by instrument recorded in Liber 1559, Page 897; Supplemental Reciprocal Easement and Restriction Agreement as disclosed by instrument recorded in Liber 3970, Page 68; Amendment to Supplemental Reciprocal Easement and Restriction Agreement as disclosed by instrument recorded in Liber 4633, Page 864 and Amended and Restated Declaration of Easements and Restrictions recorded in Liber 4877, Page 305.
4. The terms, provisions and easement(s) contained in the document entitled Grant of Easements recorded as Liber 1811, Page 302.
5. The terms and provisions contained in the document entitled Contract for Conditional Transfer of Property recorded September 29, 1995 as Liber 1823, Page 532.
6. The terms, provisions and easement(s) contained in the document entitled Declaration of Easements and Restrictions recorded December 16, 2024 as Liber 4874, Page 364 and Amended and Restated Declaration of Easements and Restrictions recorded in Liber 4877, Page 305 and First Amendment to Amended and Restated Declaration of Easements and Restrictions recorded February 4, 2025 in Liber 4884, Page 292.
7. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
8. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the Property.
9. Rights of tenants under unrecorded leases.
10. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, road or highways.
11. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
12. All of the terms and provisions set forth and contained in that certain lease between Marshall Plaza, a Michigan partnership, Lessor, and K Mart Corporation, a Michigan corporation, Lessee, a memorandum of which is recorded in Liber 1227, Page 985. Second Modification of Lease Agreement dated September 2, 1982, recorded September 9, 1982, in Liber 1257, Page 464. Modification of Memorandum of Lease and Third Modification of Lease Agreement dated February 5, 1991, recorded February 20, 1991, in Liber 1559, Page 901.
13. All of the terms and provisions set forth and contained in that certain lease between Marshall Plaza, a Michigan co-partnership, Lessor, and Hook Drugs, Inc. of Michigan, an Indiana corporation, Lessee, a memorandum of which is recorded in Liber 1553, Page 581.
14. All of the terms and provisions set forth and contained in that certain lease between BR Great Northern Mall, LLC, a Delaware limited liability company, Lessor, and Tractor Supply Co. of Michigan LLC, a Michigan limited liability company, Lessee, a memorandum of which is recorded in Liber 4874, Page 624.



ARCHAMERICA
 34121 N. US 45, Suite 213
 Grayslake, Illinois 60030
 Phone 847-336-6600
 Fax 847-336-6601

Front Elevation

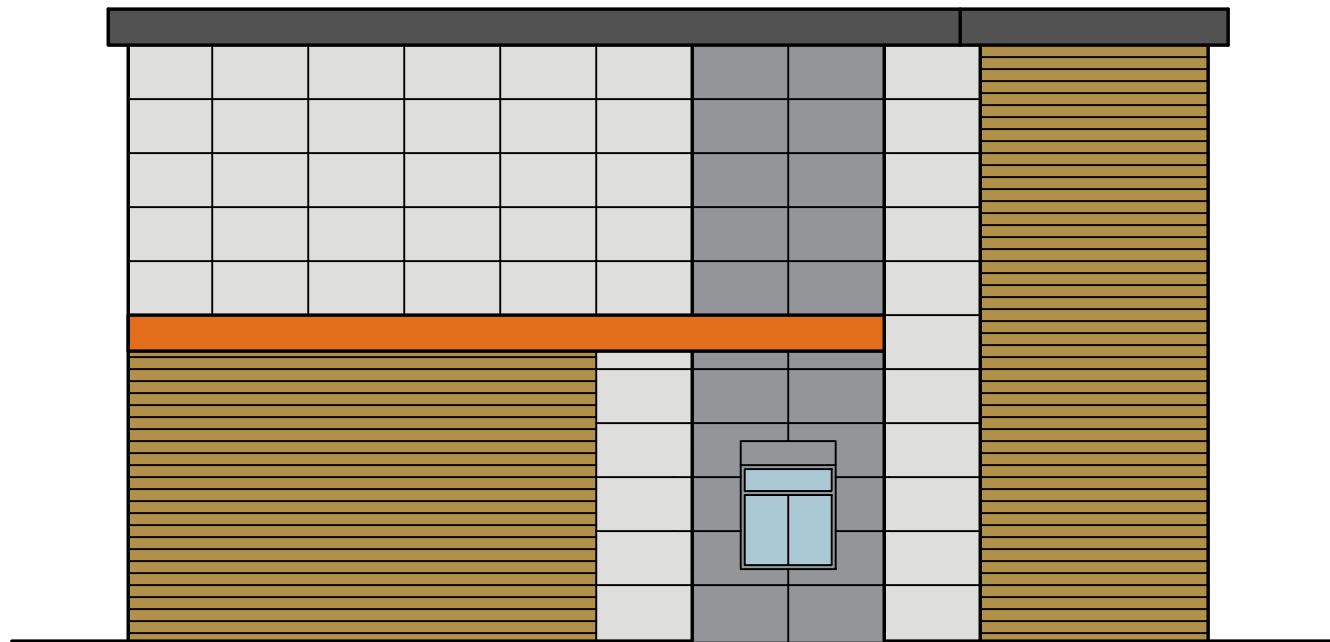


PROPOSED NEW CONSTRUCTION FOR

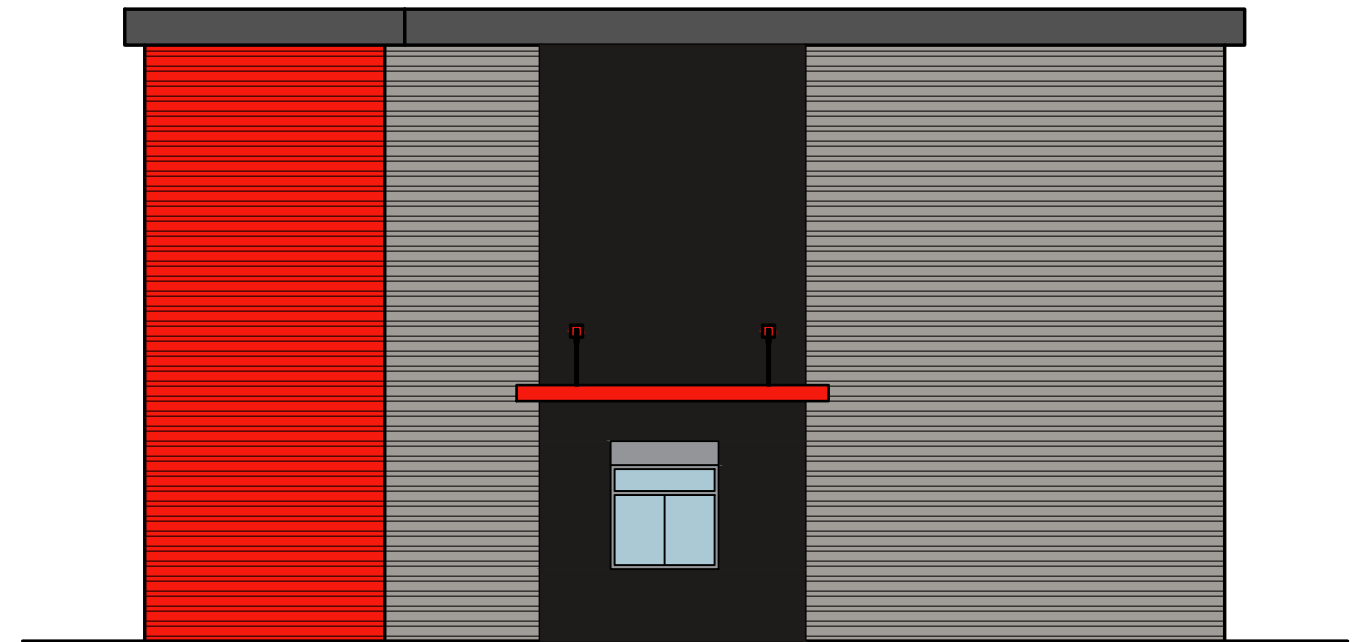
DD & JJ

MARSHALL, MICHIGAN

8-27-2025
 Archamerica Job No. 25048



Dunkin' Side Elevation



Jimmy John's Side Elevation

ARCHAMERICA
 34121 N. US 45, Suite 213
 Grayslake, Illinois 60030
 Phone 847-336-6600
 Fax 847-336-6601

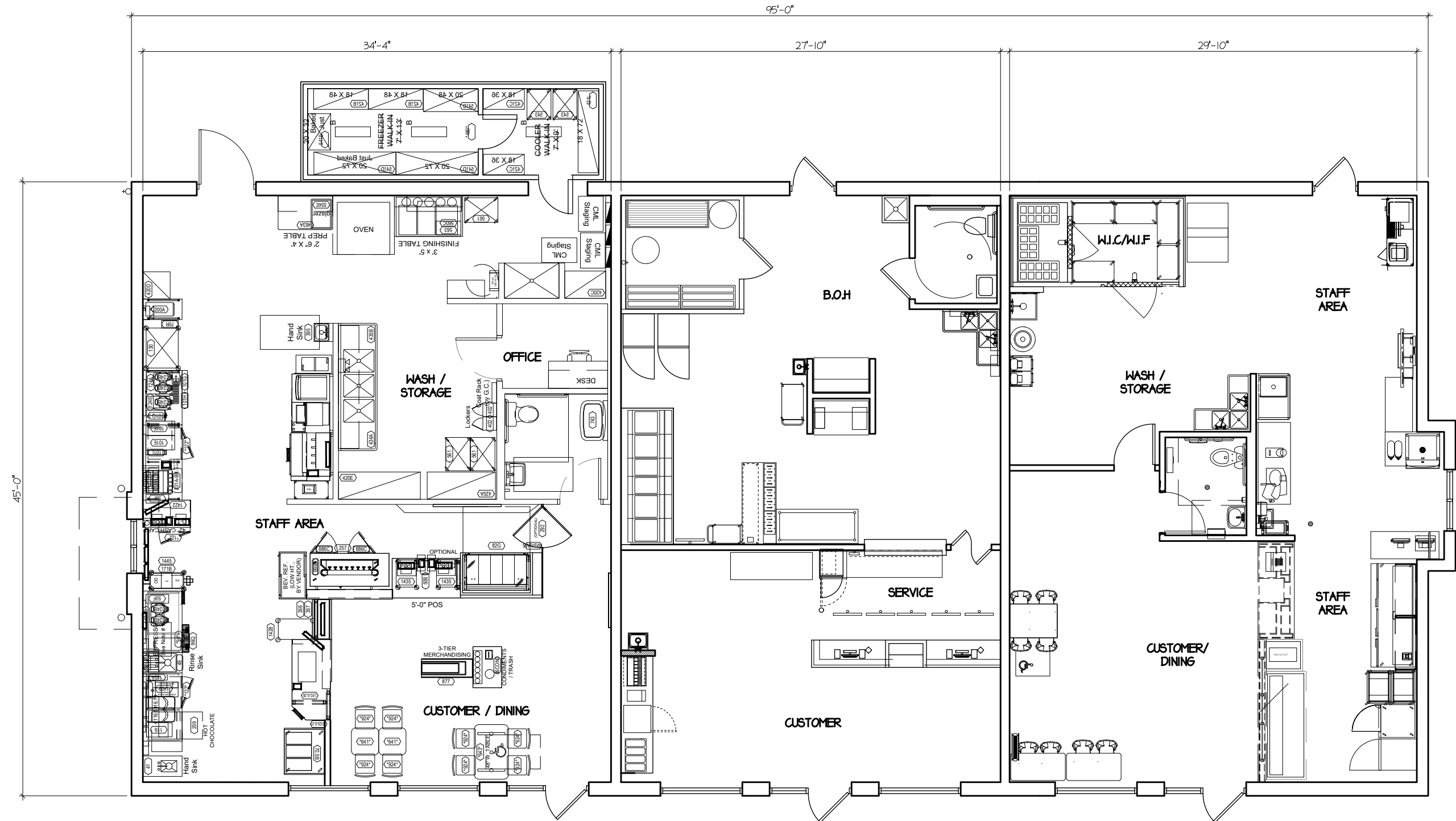


PROPOSED NEW CONSTRUCTION FOR

DD & JJ

MARSHALL, MICHIGAN

8-27-2025
 Archamerica Job No. 25048



Dunkin Donuts

Carry-Out

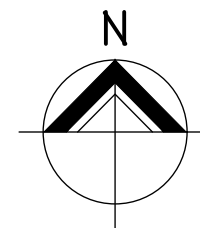
Jimmy Johns



34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

Proposed Plans



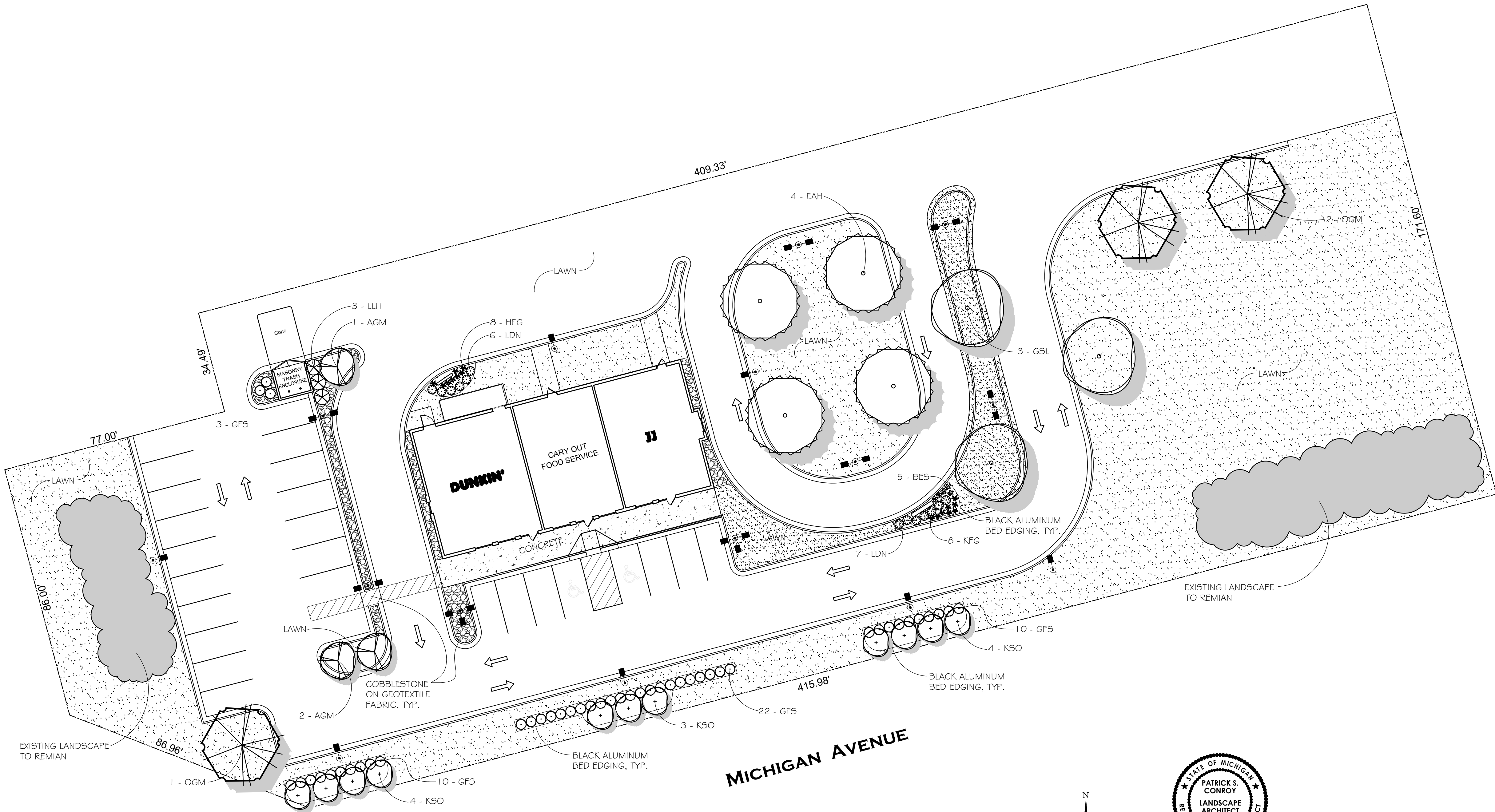
PROPOSED NEW CONSTRUCTION FOR

DD & JJ

MARSHALL, MICHIGAN

8-8-2025

Archamerica Job No. 25048



Landscape Requirements Summary:

SITE REQUIREMENTS
Site Square Footage = 79,003 sq. ft. x 5% = 3,950.15 sq. ft.
1 Tree per 400 sq. ft. = 9.8 Trees
Trees Required: 10 Trees Provided: 10
1 Shrub per 250 sq. ft. = 15.8 Shrubs
Shrubs Required: 16 Shrubs Provided: 16

PARKING LOT REQUIREMENTS
1 Tree per 10 Parking Spaces 27 Parking Spaces/10=3 Trees
Trees Required: 3 Trees Provided: 3

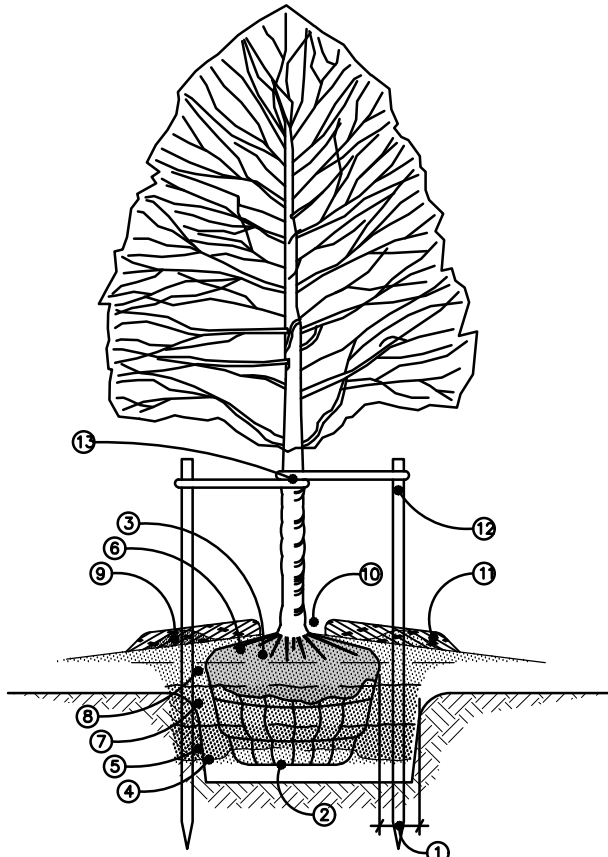
STREET FRONTAGE/GREENBELT REQUIREMENTS
1 Tree per 40 LF of Frontage = 416.7 LF/40 = 10.41 Trees
Trees Required: 11 Trees Provided: 11
4 Shrubs per 10 LF of Frontage = 416.7/10 = 42 Shrubs
Shrubs Required: 42 Shrubs Provided: 42

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
3	OGM	ACER FREEMANI RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
3	AGM	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD RED MAPLE	2.5" CAL.	B&B
4	EAH	CARPINUS BETULA 'EMERALD AVENUE'	EMERALD AVENUE HORNBEAM	2.5" CAL.	B&B
11	KSO	QUERCUS ROBUR X BICOLOR 'KINDRED SPIRIT'	KINDRED SPIRIT OAK	2.5" CAL.	B&B
3	GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL.	B&B
3	LLH	HYDRANGEA P. 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30"	CONT.
13	LDN	PHYSCARPUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	30"	CONT.
45	GFS	SPIRAEA 'GOLDFLAME'	GOLDFLAME SPIRAEA	30"	CONT.
5	BES	RUDBECKIA 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	CONT.
8	KFG	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
8	HFG	PENNISETUM 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL.	CONT.

LAWN SEED MIX NOTES

- TOPSOIL, SEED AND INSTALL STRAW MULCH OVER ALL DISTURBED AREAS.
- MDOT CLASS A SEED MIX AS NOTED ON PLAN IS TO BE PROVIDED BY SPECIFICATIONS.

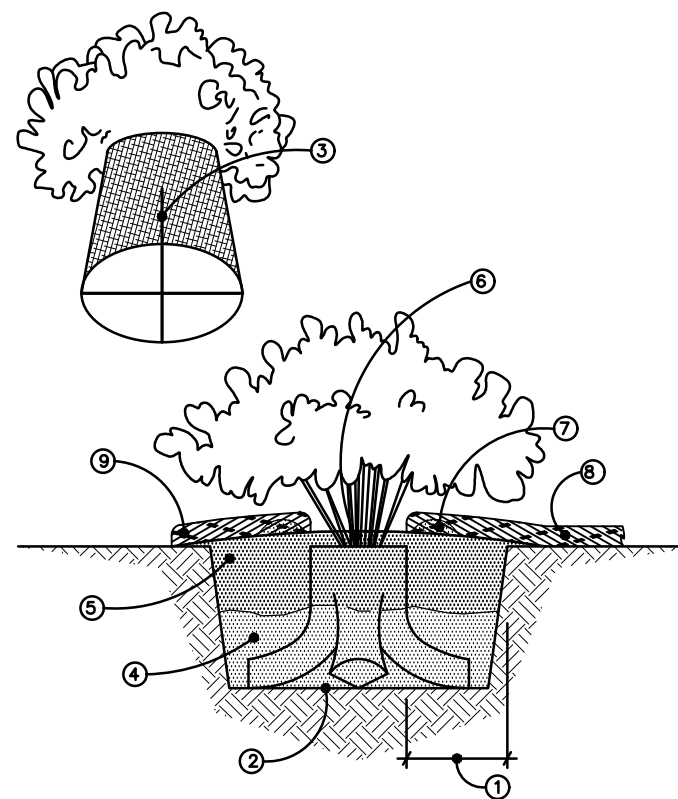


DECIDUOUS TREE PLANTING DETAIL

TREE 3" CAL. & UNDER

NOT TO SCALE

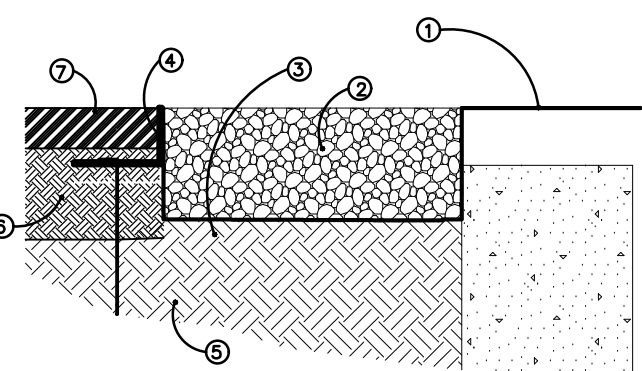
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CONTAINER SHRUB PLANTING DETAIL

POT BOUND SHRUBS

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COBBLESTONE DETAIL

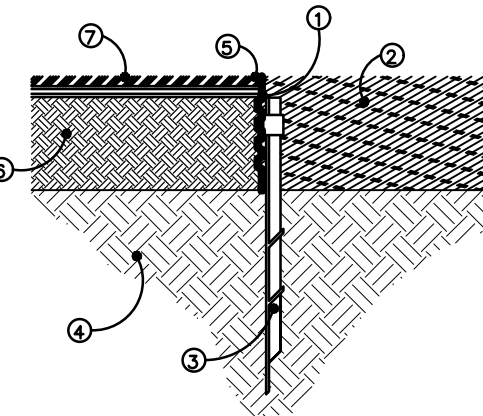
NOT TO SCALE

NOTES:

- CONCRETE OR BUILDING
- 2" - 3" DIAMETER WASHED COBBLESTONE, 4" DEPTH, WIDTH VARIES.
- FILTER CLOTH, INSTALL PER MANUFACTURER SPECIFICATIONS.
- EDGING, SEE PLAN FOR SPECIFICATIONS.
- UNDISTURBED EARTH
- TOPSOIL
- SHREDDED BARK MULCH OR LAWN.

INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITIONS EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
- BACKFILL PLANT POCKET 1/2" WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
- IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.



ALUMINUM EDGING DETAIL

NOT TO SCALE

NOTES:

- INSTALL PER MANUFACTURER'S SPECIFICATIONS
- EDGING TO BE 3/16"x3-1/2" MILL FINISH ALUMINUM EDGING, OR AS SPECIFIED ON PLANS.
- EDGING SHOWN IS "CLEANLINE" EDGING AS MANUFACTURED BY PERMALOC.
- PERMALOC "CLEANLINE" OR APPROVED EQUAL.
- BED MEDIA AS SPECIFIED ON PLANS.
- 12" ALUMINUM STAKE, LOCK INTO PRE FORMED LOOPS ON FACE OF EDGING.
- UNDISTURBED SOIL.
- ON TURF SIDE EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE.
- TOPSOIL / EXISTING SOIL, COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING.
- LAWN / TURF

INSTALLATION NOTES:

- SEE DRAWING FOR PLANT SPACING.
- EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
- PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
- SHREDDED BARK MULCH, 1" DEPTH. MULCH TO BE NATURAL IN COLOR.
- REMOVE ALL CONTAINERS, ROOTBALLS, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
- PLANT THE PERENNIAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.

PERENNIAL & GROUND COVER PLANTING DETAIL

NOT TO SCALE

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GENERAL NOTES

- ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR MARSHALL, MICHIGAN.
- ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- ALL LAWN AREA (AS INDICATED) ARE TO BE SEEDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 4" OF TOPSOIL.
- ALL LAWN AND LANDSCAPE PLANTING BED AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
- ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL, AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):
DECIDUOUS TREES - 5 LF.
ORNAMENTAL & CONIFEROUS TREES - 10 LF.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.
- NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL DEVELOP & IMPLEMENT A LANDSCAPE MAINTENANCE PROGRAM & SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DISEASED, DAMAGED OR DEAD PLANTS, IN ACCORDANCE WITH THE STANDARDS OF THE MARSHALL, MI ZONING ORDINANCE. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

- DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- LOOSEN & REMOVE ALL LACING FROM BALL.
- BACKFILL WITH PREPARED SOIL.
- COVER TREE PLANT POCKET AREAS & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
- ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

CONCEPTUAL SITE LANDSCAPE PLAN

SHEET TITLE	ISSUED FOR	DATE	ISSUED FOR	DATE
ALL DESIGN DETAILS AND NOTES ARE PROVIDED BY CONROY AND ASSOCIATES, INC. FOR LANDSCAPE MANAGEMENT SOLUTIONS, INC. FOR USE ON THIS SPECIFIC PROJECT. ANY USE OF THIS INFORMATION ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM BOTH PATRICK S. CONROY AND ASSOCIATES AND LANDSCAPE MANAGEMENT SOLUTIONS IS STRICTLY PROHIBITED.	CLIENT REVIEW	08-08-2025	CLIENT REVIEW	08-27-2025

DUNKIN' & JIMMY JOHN'S MARSHALL PLAZA

DRAWN BY LKM

PROJECT NO. 25.107

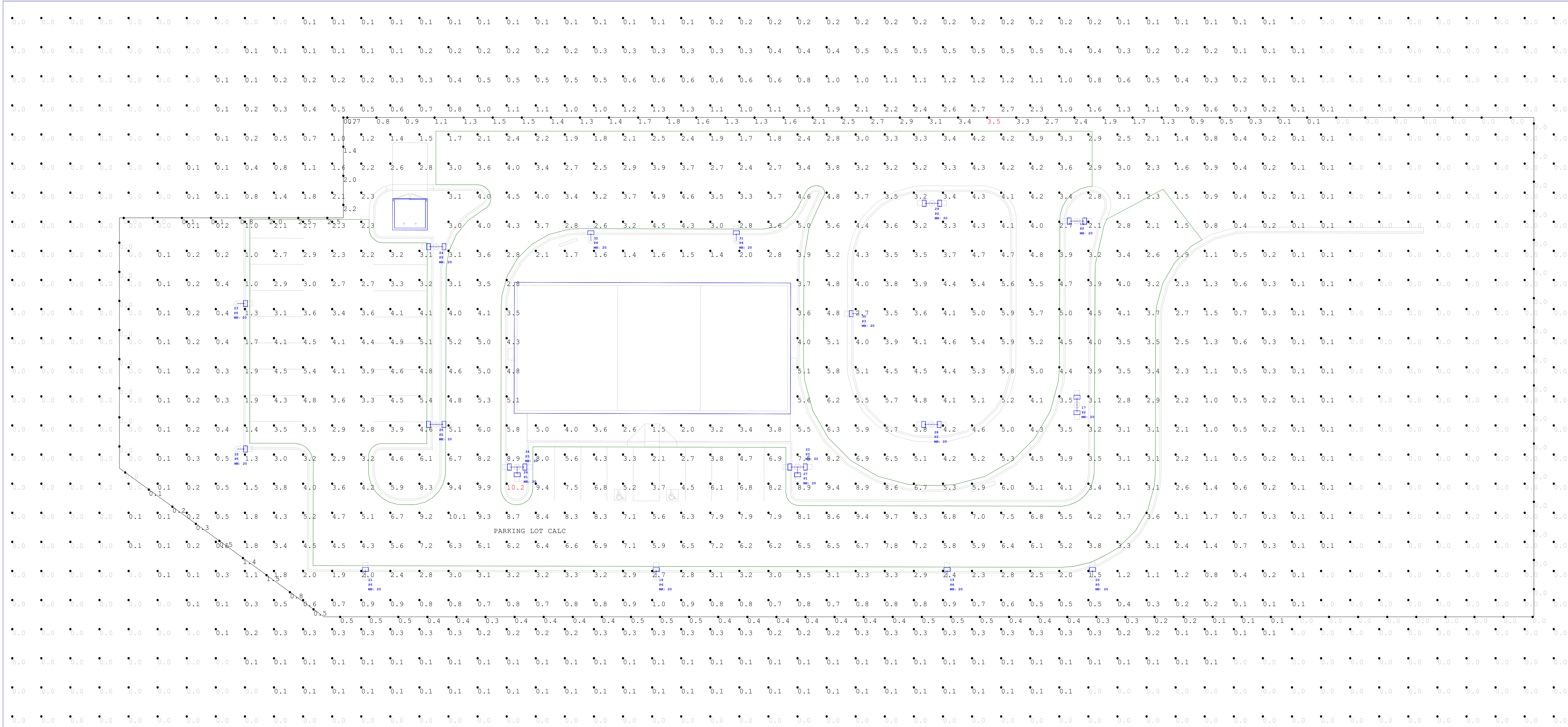
SHEET NO. L-1

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P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.802.8082

PATRICK S. CONROY AND ASSOCIATES

Site Planning Construction Management
Landscape Architecture & Construction Golf Course Architecture



Not to Scale

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
FULL AREA CALC	Illuminance	Fc	1.53	10.2	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.69	3.5	0.0	N.A.	N.A.
PARKING LOT CALC	Illuminance	Fc	4.53	10.1	1.5	6.73	3.02

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.								
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Luminaire Watts	LLF
	2	P1	BEACON	VP-1-160L-75-4K7-4F	Back-Back	10262	72.5	0.900
	6	P2	BEACON	VP-1-160L-75-4K7-4W	Back-Back	10070	72.5	0.900
	3	P3	BEACON	VP-1-160L-75-4K7-3	Single	10242	72.5	0.900
	2	P4	BEACON	VP-1-160L-75-4K7-4W	Single	10070	72.5	0.900
	4	P5	BEACON	VP-1-160L-75-4K7-4W-BC	Single	6338	72.5	0.900
	2	P6	BEACON	VP-1-160L-75-4K7-3-BC	Single	7214	72.5	0.900

NOTES
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CALCULATION GRID VALUES 10'-0" O.C.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
	APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES "THE LIGHTING HANDBOOK" 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.						

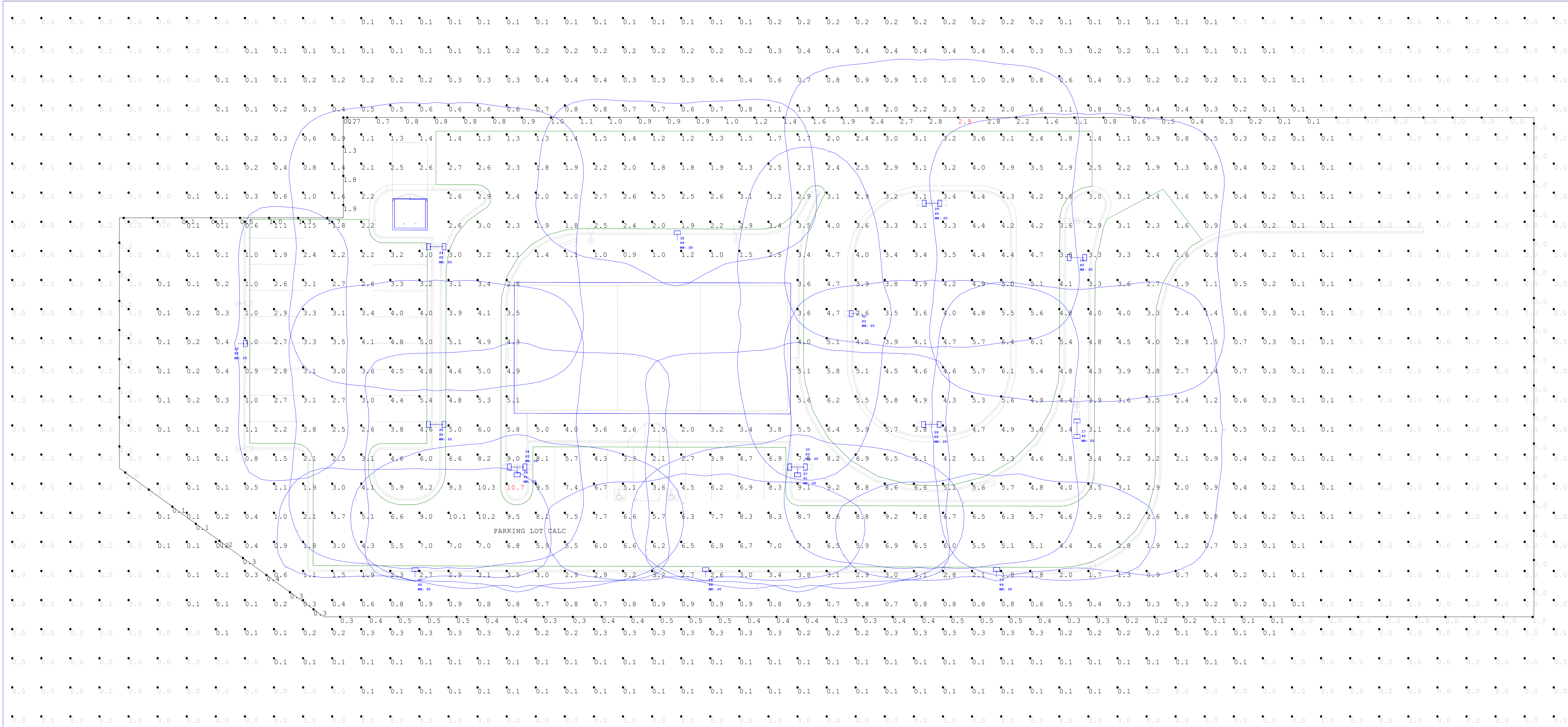


PROJECT NAME:
15861 W Michigan Ave, Marshall MI

DRAWN BY:
Jose Saucedo
jos.saucedo@pg-enlighten.com
847.956.1276

PG CONTACT:
Dan Ardelean
dan.ardelean@pg-enlighten.com
630.816.9420

CLIENT NAME:
ARCHAMERICA, Inc.



Not to Scale

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Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
FULL AREA CALC	Illuminance	Fc	1.40	10.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.50	2.9	0.0	N.A.	N.A.
PARKING LOT CALC	Illuminance	Fc	4.21	10.3	1.1	9.36	3.83

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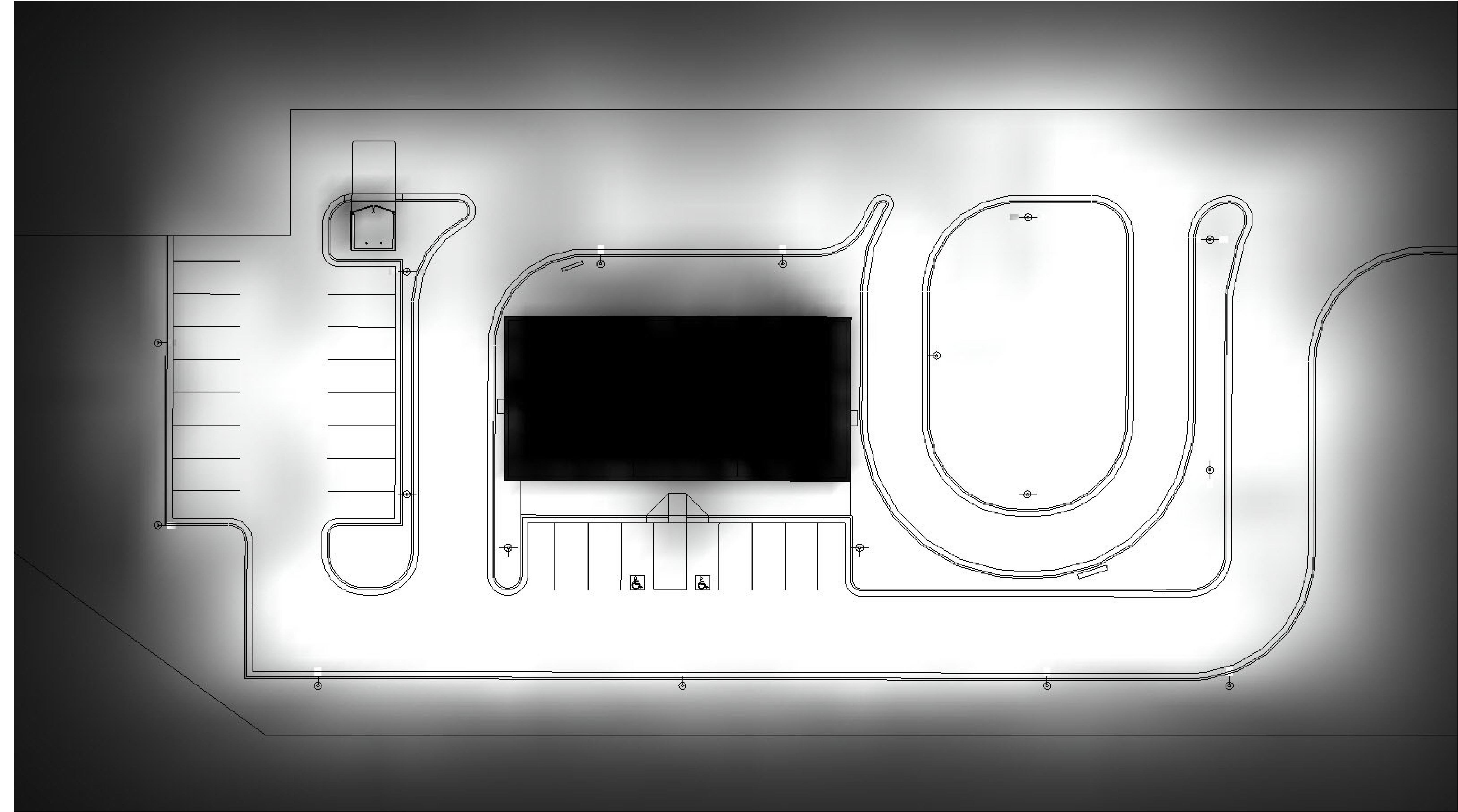


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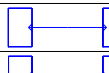
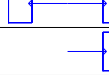
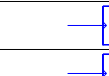
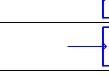
PG CONTACT:
Dan Ardelean
dan.ardelean@pgenlighten.com
630.816.9420

CLIENT NAME:
ARCHAMERICA, Inc.



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M-96

M-96

15 MILE RD

M-96



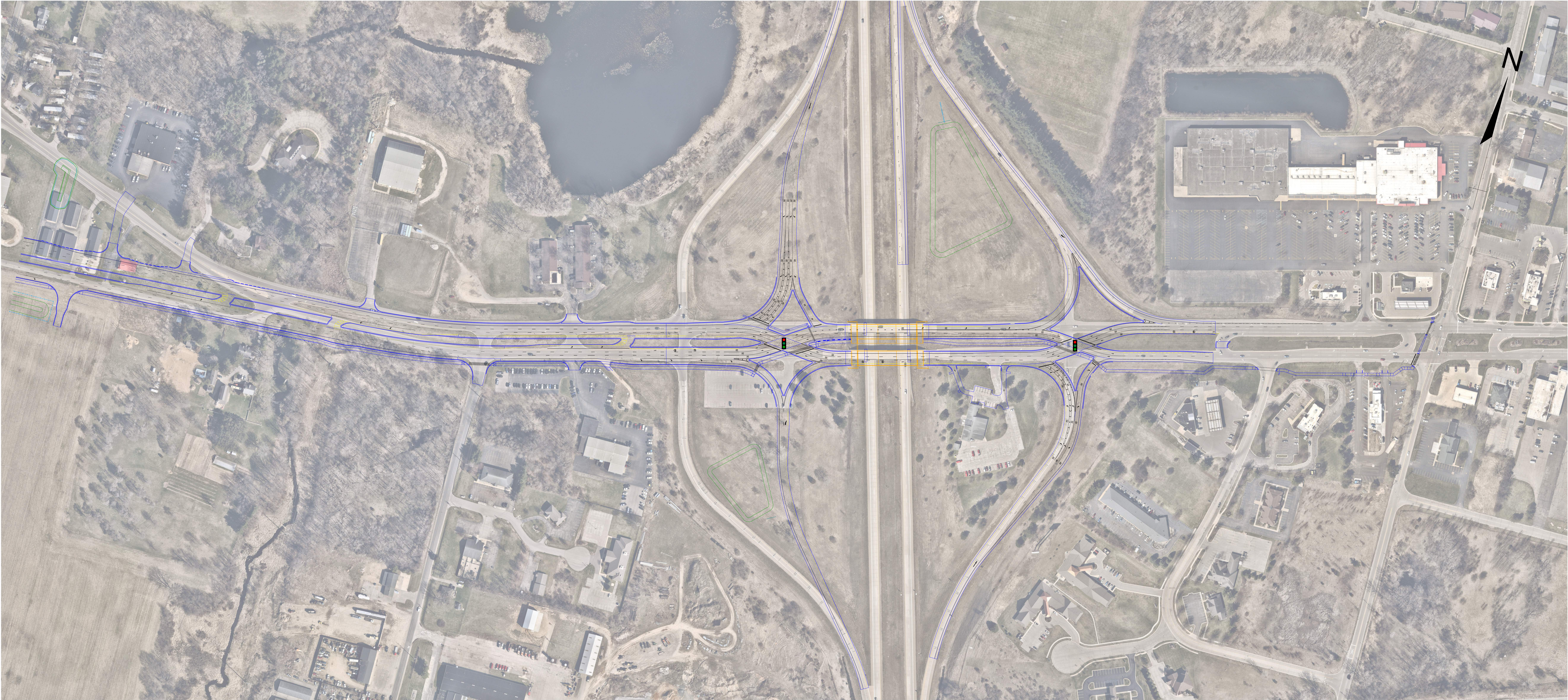
M-96

15 MILE RD

I-69

WEST DR

M-96



M-96

15 MILE RD

I-69

WEST DR