

PLANNING COMMISSION AGENDA

Regular Meeting

October 8, 2025 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
 - A. Approve September 10, 2025 Planning Commission Meeting Minutes
- 4) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 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. 775 Industrial Rd. Special Land Use - Set Public Hearing
- 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) **ADJOURNMENT**

PLANNING COMMISSION MINUTES

September 10, 2025
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, September 10, 2025 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Vice Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Vice Chair Tim Banfield, Carter Bright, Tim Fitzgerald, Aron Hodo, Ian Stewart, Ryan Underhill, and Jim Zuzk

Also Present: Director Strange and Deputy Clerk Cary

Absent: Chair Lisa McNiff, Karl Sievertsen

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

A. Approve June 11, 2025 Planning Commission Meeting Minutes

Moved by Aron Hodo, supported by Tim Fitzgerald to approve the June 11, 2025, Planning Commission Meeting Minutes On a voice vote: **Motion Carried.**

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

Moved by Ian Stewart, supported by Tim Fitzgerald to approve the September 10, 2025 Planning Commission agenda On a voice vote: **Motin 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 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.

Barry Wayne Adams of 622 W Green St gave public comment.

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

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 PUBLIC HEARING topics. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

A. 2025 MASTER PLAN ADOPTION

Vice chair Banfield opened the public hearing at 7:07pm.

Director Strange gave a brief introduction of the Master Plan. The City of Marshall Master Plan process was a collaborative effort led by City Staff along with Progressive Companies, who were advised throughout by a Steering Committee composed of Planning Commissioners, members of City Council, representatives of various boards and commissions, local business owners, and other important stakeholders like Marshall Schools.

Overall, there were over 1,200 points of feedback given by the community throughout the planning process. This included small focus group meetings, an online community survey

with over 600 responses, four pop-up events at the farmers market and Fridays at the Fountain, two public open houses, and a final community survey that provided an alternative to attendance at the final public open house. Details of the community engagement process are provided in Chapter 3 of the plan.

As of the writing of this report (9/3), additional comments were received from one resident, two business owners, a Marshall Township resident and the Marshall Township Planning Commission during the required 63-day public notice period. Of those comments, two were related to marijuana licensing and regulations, which was not a focus of the Master Plan process. Copies of all comments received have been included in the packet, or were brought for distribution and consideration to the meeting.

Planning Commissioners who were unable to attend this meeting but have submitted comments will have theirs reviewed during discussion.

Staff reviewed the remaining comments and is recommending the following changes to the plan based on the comments received. Due to the level of community engagement during the planning process, comments that express an opinion regarding a recommendation in the plan were evaluated in context of the many other points of feedback received throughout the process. In other words, a comment received on a plan goal or objective during this time period was not given more weight than comments received during the formal public engagement process during which residents also provided feedback on the same topics.

Banfield stated that the master plan is maps of the city of what could happen.

Regis Klingler at 348 Butler Ct gave public comment in favor of the plan and reiterated items expressed in his letter of public comment.

Aaron Smith at 15325 W Michigan Ave gave public comment in favor of the plan, expressing a desire to engage in the process to revise zoning as it relates to marijuana product growers and sales.

Jim Coury at 712 Gorham St gave public comment in favor of the plan, expressing appreciation for the environmental focus areas and comprehensive nature of the plan.

Lucy Hough at 1004 S Kalamazoo Ave gave public and member of the steering committee spoke in favor of the plan. She expressed an appreciation for the inclusive process used to develop the plan, and was very happy with the end result - that the final product was a good representation of the goals set from information collected from the community.

Barry Wayne Adams of 622 W Green St gave public comment against the master plan and planning in general.

Banfield closed the public hearing at 7:29pm.

Moved by Tim Fitzgerald, supported by Aron Hodo to Approve Resolution 25-01, A Resolution to adopt the amended City of Marshall Master Plan and submit the plan to the Marshall City Council for final approval, and authorize the City Manager and City Clerk to sign the necessary documents.

Strange discussed what amendments are being recommended.
Amendments are to include:

1. Fix the inaccurate label for the Kalamazoo River and remove the words "North Branch".
 2. Remove references to the amount of area to be dedicated as green space in the MAJOR Campus site. The intent remains the same - that our intent is to keep green space in the band along the river.
 3. Updates need to be made to the Non-motorized plan to reflect sidewalks that were constructed this summer, and new proposed sidewalks as a consequence. The proposed revised map is attached.
 4. Edit the information on page 92 of the plan to specify that the proposed bridge in Ketchum Park is over Rice Creek, not the Kalamazoo River.
 5. Address a few instances of acronyms used without the full name being spelled out elsewhere in the plan and minor typographical errors. For example, "DDA" should be listed as "Downtown Development Authority" and "MDOT" should be listed as "Michigan Department of Transportation".
- Commissioner Scibbe stated his name is misspelled. This will be added to the amendments.

Strange also discussed some staff comments.

1. A Dog Park is identified as a project in the Parks and Recreation Plan (p. 66).
2. Brooks Industrial Park is not identified as a site for redevelopment because it has not yet been rezoned and the process for permitting residential development with the existing LDFA must be explored prior to advertising the site for development.
3. The Master Plan Steering Committee was composed of a wide range of individuals representing various interests within Marshall. It included local elected and appointed officials, city staff, public school representatives, and local business owners. The Steering Committee's feedback was vital to the process, but ultimately the Master Plan is a product of the Planning Commission, and the Steering Committee does not have a formal role regarding the Master Plan going forward.
4. The property at the corner of F Drive and Old 27 to the south of I-94 is not within the city of Marshall.
5. Marshall and Marshall Township have a Joint Planning Commission established and, although there has not been a project requiring review since 2023, there is currently a project for consideration before the JPC. Comments from the Marshall Township Planning Commission have been included for your consideration. The Master Plan guides the City and, although our primary goals may not focus on or define the relationships we have with our neighboring townships, the County, and partners at the State level, they are important.
6. Trails are considered one of the "priority projects" of the Michigan Natural Resources Trust Fund Board. A linear park is fundamentally something different from a trail and is not what is envisioned for those areas designated as a "trail" in the document.

Moved by Tim Fitzgerald, supported by Aron Hodo to Approve Resolution 25-01, A Resolution to adopt the amended City of Marshall Master Plan and submit the plan to the Marshall City Council for final approval, and authorize the City Manager and City Clerk to sign the necessary documents.

Amendments are to include:

1. Fix the inaccurate label for the Kalamazoo River and remove the words "North Branch".
2. Remove references to the amount of area to be dedicated as green space in the MAJOR Campus site.
3. Updates need to be made to the Non-motorized plan to reflect sidewalks that were constructed this summer, and new proposed sidewalks as a consequence. Include the proposed revised map in the final document.

4. Edit the information on page 92 of the plan to specify that the proposed bridge in Ketchum Park is over Rice Creek, not the Kalamazoo River.
 5. Address a few instances of acronyms used without the full name being spelled out elsewhere in the plan and minor typographical errors. For example, "DDA" should be listed as "Downtown Development Authority" and "MDOT" should be listed as "Michigan Department of Transportation".
 6. Confirm spelling of Andrew Scibbe's name.
- On a roll call vote:

Ayes: Stewart, Zuck, Underhill, Banfield, Bright, Hodo

Nays: None

Motion Carried.

RESOLUTION OF ADOPTION, #2025-01

City of Marshall Planning Commission, Calhoun COUNTY, MICHIGAN
2025 City MASTER PLAN

WHEREAS the City of Marshall City Council established a Planning Commission to prepare plans for the development of the city, and

WHEREAS the City of Marshall Planning Commission has prepared a draft City Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of the City of Marshall and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS following review of public comment, the City of Marshall Planning Commission approves of the plan content, including all descriptive text, maps, and figures, and

WHEREAS the Marshall City Council reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that the City of Marshall Planning Commission does hereby adopt the City of Marshall Master Plan including all maps and documents included and submits the plan to the Marshall City Council for final approval.

Moved by _____ Yeas _____
Supported by: _____ Nays _____

Planning Commission Chairperson

Deputy Clerk

Date

Banfield stated that this was a lot of work by alot of people. A lot of volunteers are also

from the city. The comment that was made by Lucy that making sure people are included is a great example. She is someone that is not on the planning commission who chose to volunteer. As well as all the comments from Marshall township and others. Things don't happen without introducing ideas, so the idea of a retail marijuana change to the ordinance was proposed. That is how it starts.

7) OLD BUSINESS

None.

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

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.

Regis Klingler at 348 Butler Ct gave public comment.

Barry Wayne Adams of 622 W Green St gave public comment.

10) BOARD REPORTS

Strange discussed a future project on A Dr. The developers are holding an open house at Dark Horse on Thursday from 3pm-7pm. The city is putting together a grant application working with MISHDA and MEDC for housing improvements in the city. It is for low to moderate income levels and grants will be available to people for things like roof repairs, facade improvements, front porch, HVAC units etc. Each applicant would have \$20,000 for their project, and it is a 50/50 match.

11) ADJOURNMENT

The meeting was adjourned at 7:56pm by Vice Chair Banfield.

Respectfully submitted by,

Brandie Cary
Deputy Clerk



ITEM 8.A

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: October 8, 2025
SUBJECT: 775 Industrial Rd. Special Land Use - Set Public Hearing

775 Industrial Road - Tiger Towing has purchased the property at 775 Industrial Road. They have received a Variance from the Zoning Board of Appeals for a reduction in the setback requirements due to the City's continual use of access easement on the South property line. This proposed project has proposed uses of impound lot, self-storage units, and outdoor storage. There is a small 'caretaker' office building for access control and site monitoring.

It is the opinion of staff that the impound lot be treated like another outdoor storage lot. Both will house vehicles and should be shielded from view. Planning Commission will be asked for direction of fence height, per 4.43 Outdoor Storage, as part of the project consideration following the public hearing.

Self-storage is a Special Land Use that requires a public hearing to be scheduled, the outdoor storage is also a special land use that requires a public hearing. It is staff recommendation to schedule the required public hearing for the November Planning Commission meeting. That is what we are here to do today.

Additional information follows:

Zoning for this parcel is I-2 (General Industrial District)

A Special Land Use is required for Self-storage located centrally on the site, and for outdoor storage yards.

The East outdoor storage lot is for Recreation Vehicles or other larger items like trailers that we do not allow stored in driveways long term.

The West outdoor storage area is also proposed to house a small impound lot. There will be no disassembly of vehicles (this does not classify as a scrap yard) and the cars are stored short term in this outdoor lot. This is not long-term storage lot and is not intended to house junk vehicles. Tiger Towing also has a larger lot in Battle Creek that can be utilized for items that cannot be stored on this site.

Electric vehicles were discussed with the Engineer and the guidelines brought forth by the Fire Department related to damaged electric vehicles can be addressed

4.42 SELF-STORAGE WAREHOUSES

In the I-1 and I-2 districts, self-storage warehouse facilities shall be subject to the following:

1. Use standards. Self-storage-warehouses shall be limited to storage of household goods and non-hazardous commercial goods. Storage of recreational vehicles and recreational equipment shall be subject to the following:

- A. Such storage shall be incidental to the main use of enclosed storage.
 - B. Such storage shall be located to the rear of the lot and subject to any additional screening, as determined by the Planning Commission.
 - C. All such recreational vehicle and equipment storage shall be operable and licensed to operate on the highways of the State of Michigan.
2. Screening. All storage facilities shall be screened from adjacent uses and street rights-of-way in accordance with Section 5.15.8.
3. Manager or caretaker's residence. A manager or caretaker's residence shall be permitted accessory to a self-storage warehouse use.

4.43 OUTDOOR STORAGE YARDS, GENERAL

In the I-1, I-2, and PSP districts, general outdoor storage shall be permitted as a special land use subject to the following:

- 1. Setbacks. Any storage area shall comply with the minimum setback requirements for the district in which the facility is located, and no storage shall be permitted in the front yard.
- 2. Screening. Storage areas shall be screened from all street rights-of-way and abutting uses in accordance with Section 5.15.8. The Planning Commission may permit the use of a screen wall up to ten feet or fence up to eight feet in height, upon determination that the additional height is necessary to adequately screen the proposed use.
- 3. Use standards. All outdoor storage areas shall further comply with the following:
 - A. No materials shall be stored above the height of the required wall or fence.
 - B. No junk or junk vehicles shall be stored, and no trailer, manufactured home or truck trailer shall be stored or used for storage.
 - C. Stored materials shall be contained to prevent blowing of materials or dust upon adjacent properties and access by small animals. The Planning Commission may require stored materials to be covered, and may impose additional conditions upon the use to minimize adverse impacts on adjacent uses.
 - D. The Planning Commission may require outside storage areas to be paved or surfaced with hard surface material, and may require installation of a storm water drainage system.

RECOMMENDATION:

Introduce 775 Industrial Road request for Special Land Use and set a Public Hearing for November 12, 2025.

SPECIAL LAND USE APPLICATION

City of Marshall
Fee \$600.00

Section 6.2 of the Marshall City Zoning Ordinance gives citizens the opportunity to file for a Special Land Use Permit when it is required by zoning district.

Process

- ☐ Application, fee, and all required materials are submitted by due date. Once found to be complete, the application is placed on the Planning Commission agenda for acceptance.
- ☐ **Planning Commission meeting #1:** At this meeting, a public hearing is scheduled for the following month.
- ☐ Neighbors within 300 feet of the property seeking special land use are notified of the public hearing.
- ☐ **Planning Commission meeting #2:** Public hearing is held and discussion takes place. A recommendation on the application is given for City Council.
- ☐ **City Council meeting:** Item is placed on the agenda, a staff report and Planning Commission comments are offered for review and City Council grants final approval, disapproval, or approval with conditions.

Address of subject property 775 Industrial Road Marshall, Mi 49068

Applicant's name Thomas Carpenter - AR Engineering, LLC Phone (269)250-5991

Applicant's address 5725 Venture Park Dr. Suite A City Kalamazoo Zip 49009

Owner's Name Karrie Hammer Phone (269)601-2311

Owner's Address 19218 11 Mile Road City Battle Creek Zip 49014

Explain need for a Special Land Use permit at the subject property (attach more if necessary):

Owner is requesting approval for outdoor storage in conjunction with the towing company and mini storage facility proposed for the property.

Applicant's Signature  Date 9/18/2025

Owner's Signature _____ Date _____

The following items MUST be submitted for the application to be complete:

- ☒ A plot plan showing property boundaries and legal description
- ☒ Existing structures, uses and zoning on subject and adjacent properties
- ☒ Location of all abutting streets, easements, and similar public areas
- ☒ Proposed compliance plan (if applicable) including hours, signs, parking, etc.

SITE DATA

- PROPERTY INFORMATION:
PARCEL #: 53-002-535-01
SITE AREA: 131,695 SF (3.02 AC)
OWNER: TIGER TOWING LLC
19219 11 MILE RD
MARSHALL, MI 49068
- ZONING:
PROPERTY CURRENTLY ZONED:
I-2 GENERAL INDUSTRIAL
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: I-1 RESEARCH AND MANUFACTURING
SOUTH: I-2 GENERAL INDUSTRIAL
EAST: I-2 GENERAL INDUSTRIAL
WEST: I-2 GENERAL INDUSTRIAL
PROPOSED LAND USE = TOWING/SELF STORAGE
*SPECIAL USE IN GENERAL INDUSTRIAL DISTRICT
- SETBACKS
FRONT = 60'
SIDES = 30'
REAR = 30'
- PARKING:
REQUIRED = (1) PARKING SPACE PER (300) SF.
OF USABLE FLOOR AREA
907 SF/300 = 3.02 = 3
PROVIDED = STANDARD 9'X20' SPACES = 3
BARRIER FREE SPACES = 1
TOTAL PROVIDED = 4
- BUILDING:
SINGLE-STORY (XX)
MAXIMUM HEIGHT: 60'
TOTAL AREA OF 1,296 SFT. (SEE FLOOR PLAN AND
ELEVATIONS FOR MORE DETAIL.)
PROPOSED LOT COVERAGE: 12%
MAXIMUM LOT COVERAGE: 40%
- LOT:
MINIMUM LOT SIZE: N/A
MINIMUM LOT WIDTH: 200'
LOT SIZE: 131,695 SFT / 3.02 ACRES
LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN
ACCORDANCE WITH COUNTY STORM WATER
GUIDELINES.

STRIPING LEGEND

YELLOW CURBING AND BOLLARDS -
PARKING LOTSURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES
FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000
ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300

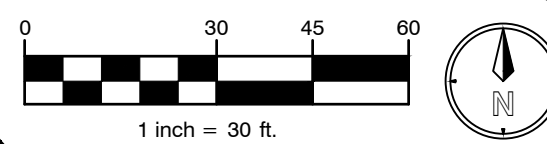
STRIPING - PARKING LOT

SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN
WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495

HANDICAP STRIPING - PARKING LOT

SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN
WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

BENCHMARKS

BM-1:
ELEV: 903.42
SET MAG NAIL IN SOUTH SIDE
OF POWER POLEBM-2:
ELEV: 903.46
SET "X" ON SOUTHWEST OF
FLANGE BOLT ON HYDRANTBM-3:
ELEV: 902.54
SET MAG NAIL IN NORTHEAST
SIDE OF POWER POLE

PLANS PREPARED BY:

DRAWN:
CHECKED:
aw
--

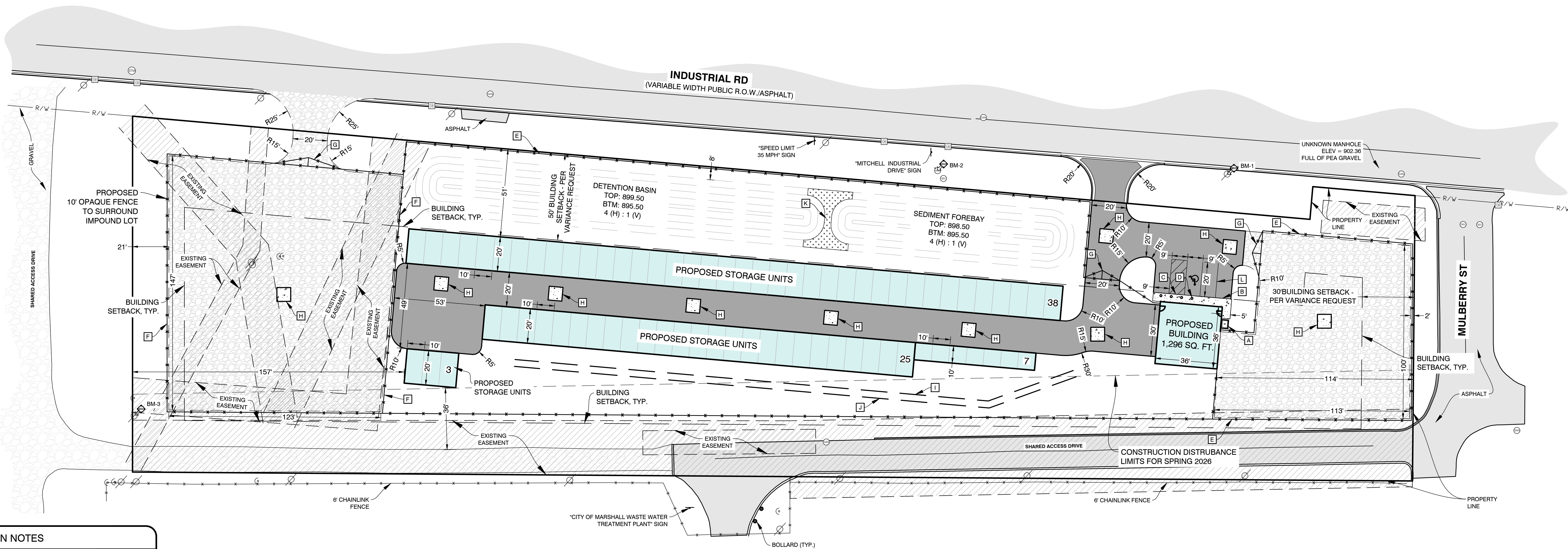
No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	09/19/2025	tc
1			
2			
3			
4			

SITE LAYOUT
TIGER TOWING
DRIVEN DESIGN
775 INDUSTRIAL RD, MARSHALL, MI 49068
SECTION 26, T02S, R06W.

PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:JOB NUMBER
25103008DATE
09/19/2025

SHEET NUMBER

C2.0



SITE PLAN NOTES

- [A] 5' X 3' CONCRETE PAD. AREA FOR 2 HERBY CURBYS.
[B] INTEGRAL CURB/WALK (SEE DETAIL, SHEET C5.0).
[C] AT-GRADE RAMP (SEE GRADING PLAN, SHEET C4.0).
[D] BOLLARDS - (6) TOTAL (SEE DETAIL, SHEET C5.0)
[E] 6' TALL CHAIN LINK FENCE
[F] 10' OPAQUE FENCE TO SURROUND IMPOUND LOT.
[G] GATE WITH ACCESS BUTTON.
[H] 8' X 8' CONCRETE APRON SURROUNDING PROPOSED STORM STRUCTURES
[I] VEGETATIVE SWALE (SEE DETAIL, SHEET C5.0) (SEE GRADING, SHEET C4.0)
[J] PROPOSED 1' BERM ADJACENT TO PROPOSED SWALE
[K] FOREBAY SPILLWAY SECTION (SEE DETAIL, SHEET C5.0)
[L] 4" PAINTED PARKING LOT MARKING/STRIPING (TYP.) (SEE DETAIL, THIS SHEET)

LEGEND

	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB. CURBS TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING LLC

LEGEND

I-2 GENERAL INDUSTRIAL

I-1 RESEARCH & MANUFACTURING

MFRD MULTIPLE FAMILY RESIDENTIAL

0100

1 inch = 100 ft.

N



AR ENGINEERING

CIVIL ENGINEERING & SURVEYING

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www.ARengineeringLLC.com

ZONING EXHIBIT

TIGER TOWING

SHEET TITLE:

PROJECT:

SITE ADDRESS:

SITE SECTION:

775 INDUSTRIAL RD, MARSHALL, MI 49068
SECTION 28 TOWNSHIP 02S RANGE 06W

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JOB NUMBER:

DATE:

DRAWN BY:

25103008
09/19/2025
AW

SHEET NUMBER:

1 of 1