



PLANNING COMMISSION AGENDA

April 12, 2023
Regular Meeting - 7:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
 - A. April 12, 2023 Agenda
- 4) **APPROVAL OF MINUTES**
 - A. Minutes of February 8, 2023 Planning Commission meeting
- 5) **PUBLIC COMMENT ON AGENDA AND 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 on any agenda item.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
 - A. SLU #23.01- 421 and 423 Mitchell Street Special Land Use
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. SP# 23.03- 421 and 423 Mitchell Street Site Plan
 - B. Discuss Proposed Ordinance Changes
 - C. Update 2015 Master Plan Discussion- RFP Composition
- 9) **PUBLIC COMMENT ON AGENDA AND 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 on any agenda item.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 8, 2023**

In a regular session, Wednesday, February 8, 2023 at 7:12 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Planning Commission was called to order by Vice Chair McNiff.

ROLL CALL

Members Present: Commissioners McNiff, Fitzgerald, C Zuzga, Reed, Longyear, and Council Liaison Wolfersberger

Members Absent: Banfield, Hall, Burke Smith, and Zuck

Staff Present: Eric Zuzga, Director of Community Services.

AGENDA

MOTION by C. Zuzga, supported by Fitzgerald, to approve the agenda as presented. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by Reed, supported by Longyear, to approve the minutes of the January 11, 2023 Planning Commission meeting. On a voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

NEW BUSINESS

1. SP#23.01- Site Plan for 106 Winston Drive

Director Zuzga and Carolyn Kurtz, AR Engineering, presented the site plan for the proposed American 1 Credit Union Building with the following conditions/waivers

1. Approval of storm water plan by Director Davenport
2. Waiver of sidewalk from ROW to building
3. Addition of a Knox box
4. Moving the dumpster south of the current location to allow access to the fire hydrant that sits behind the current dumpster location.

MOTION by C. Zuzga, supported by Fitzgerald to approve the site plan for American 1 Credit Union with the above conditions/waivers. On a voice vote; **MOTION CARRIED.**

2. SP# 23.02- Site Plan for 211 West Spruce Street

Director Zuzga and Cody Newman, Driven Design, presented the site plan for the proposed

1. Knox box added to each structure.
2. Parking lot deferment allowed based on use of County and 317 South Grand Street parking lots.
3. Approval of storm water plan by Director Davenport.
4. Waiver of sidewalk along west spruce from facility to Eagle.
5. Addition of crosswalks at the northeast and northwest corner of Grand and Spruce.
6. Addition of sidewalk from ROW to facility.

MOTION by Reed, supported by Longyear to approve the site plan for The Millhaven with the conditions/waivers above. On a voice vote; **MOTION CARRIED**

OLD BUSINESS

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

None

ADJOURN

There being no further business, McNiff adjourned the meeting at 8:15 p.m.

Submitted by,

Eric Zuzga
Director of Community Services



ITEM 6.A

TO: Planning Commission
FROM: Eric Zuzga, Director of Community Services
DATE: April 12, 2023
SUBJECT: SLU #23.01- 421 and 423 Mitchell Street Special Land Use

Josh Karaba is planning to construct a self-storage facility at 421 and 423 Mitchell Street. Self-storage facilities are a special land use in the I-1 zoning district. As required, a public hearing notice was published in the Advisor and notices were mailed to all property owners within 300' of the site. A site plan for the project is also on this agenda and is included in the packet.

The following standards are to be used in considering whether to approve the special land use request:

A. The proposed use shall be in accordance with the City Master Plan and the intent and purpose of this subchapter

The proposed use meets the intent of the subchapter and the city master plan.

B. A documented and immediate need exists for the proposed use within the community.

While there are a few self-storage facilities in the surrounding townships, there is still a demand

C. The use is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the neighborhood.

The use is compatible with the character of the neighborhood and will improve the appearance of the two parcels. No adverse impact on the enjoyment of neighboring parcels or development of the neighborhood is expected.

D. The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.

The proposed building appears to be compatible with the building to the south and will be an improvement over the current structures on the site.

E. The proposed use shall be compatible with the natural environment.

There is no expectation that there will be a negative impact on the environment.

F. The proposed use shall be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

There is no expectation that the use will have an impact on the items in this section. In fact, we

expect the use to reduce the impact on these items.

G. The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or unreasonable or offensive odors.

The City Development Review Team found that there would be no detriment to public health, safety, or welfare. There is no expectation that the site will cause unreasonable traffic.

BUDGET IMPACT:

A small increase in taxes is estimated from the redevelopment of these parcels.

RECOMMENDATION:

Staff recommends approval of the Special Land Use for a self-storage facility at 421 and 423 Mitchell Street.

City of Marshall
Application for Site Plan Review

Attn: Planning and Zoning Administrator
323 W Michigan Ave.
Marshall, Michigan, 49068

The following application is made to the City of Marshall Planning Commission in accordance with the provisions of the Planning and Zoning Department.

1. Applicant Information

Address of property being developed:

423 Mitchell street Marshall,mi 49068

Owner of property being developed:

K and B Resources

Owner's Address:

Marshall

Mi

49068

City

State

Zip

Owner's Phone Number:

269-763-3709 office

269-209-9414 Josh Karaba

2. Owner's Agent if working for property owner.

Name and Title:

Address:

City

State

Zip

Phone Number:

City of Marshall Application for Site Plan Review

3. Brief description of proposed project

This will be a self-storage facility with a combination of large garage type units and smaller personal units.

4. Property Information

Is this property located in a floodplain?

no

Is this property located in a wetland?

no

Land area in square feet?

2,1824

Proposed building area in square feet?

3,960

Proposed paved area in square feet?

5,400

Existing paved area in square feet?

Lake or stream within 500 feet?

no

Any other agencies contacted for approvals?

no

If so, please list:

City of Marshall Application for Site Plan Review

5. Authorization (Must be signed by the owner of the property)

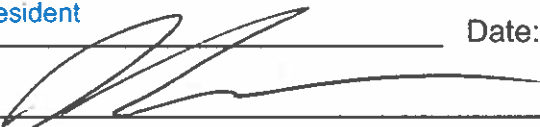
I am the owner of record for this property for which this application is being filed and as such, I am familiar with the development being proposed to be carried out on my property.

I hereby, give permission for this application to be filed with the full understanding that certain restriction may be placed on the property relative to the approval of the proposed work.

I further certify that under penalties of perjury, I am to sign this application.

Name (Please Print) Josh Karaba

Title: president Date: 2-28-23

Signature: 

Note: If there are multiple owners of the property or you are representing a group, corporation, or other organization attach a copy of a certified letter authorizing you to sign this application for the proposed development.

LAND USE AND DEVELOPMENT FEES		
PLATS		
	Up to 30 Lots	\$550.00
	Over 30 Lots	\$750.00
SITE CONDOMINIUMS		
	Up to 30 Lots	\$450.00
	Over 30 Lots	\$650.00
SITE PLANS		
	Professional Fees for Consultants	As billed
	Commercial and Industrial	\$350.00
	Special Land Use	\$400.00
	Planned Unit Development	\$500.00
	Amend a PUD	\$150.00
	Multiple Family Developments (Apartment & Additions to existing Site Plans if Planning Commission Review is required)	\$50 plus \$5.00 per unit or lot
	Extending Site Plan with Planning Commission	\$100.00
		\$150.00

CITY OF MARSHALL

City of Marshall Grease Discharge Control Policy

All non-residential establishments that prepare, cook, or dispense food and discharge wastewater to the City of Marshall sanitary sewer system, are required to install and maintain an appropriately sized grease trap/grease interceptor. These establishments include but are not limited to restaurants, school kitchens, hotel kitchens, hospitals, church kitchens, bars, clubs, grocery stores, etc.

The City of Marshall Sewer Use Ordinance prohibits the discharge of grease in amounts that could cause interference or obstruction of wastewater flow. The Sewer Use Ordinance establishes the City's authority to enforce this policy and to impose fines and penalties for non-compliance, and to recover costs associated with enforcement & non-compliance.

Owners are required to contract a licensed plumber to install a properly sized grease trap/interceptor in accordance with the State of Michigan Plumbing Code. The grease trap or interceptor shall be certified by and/or designed according to the Plumbing and Drainage Institute standards. Prior to final connection to the City's sanitary sewer, the owner must notify the City Plumbing Inspector for inspection. The City of Marshall Wastewater Treatment Department must also be notified. Grease trap/interceptor location and specifications must be provided along with a written employee grease handling policy and an appropriate grease trap/interceptor maintenance schedule. Failure to meet code requirements, or provide required information will result in a denial to connect.

City personnel will inspect grease trap/interceptors and maintenance records on a regular basis. Failure to appropriately maintain a grease trap/interceptor may result in fines and/or disruption of service.

Cross Connections

In an effort to eliminate cross connections, the applicant needs to install backflow prevention devices in accordance with the Michigan Plumbing Code. For non-residential water users, backflow prevention devices for facility containment are preferred. Prior to connecting to water services, a cross connection inspection must be scheduled with the Water Superintendent.

Water Superintendent: Aaron Ambler 269.558.0328

Building Official: Tim Musser 269.781.3985

CITY OF MARSHALL

Site Plan Review Checklist for General Development

Date: 2-28-23

Zoning District I-1

Proposed Use: storage facility

Is this a Permitted Use? SLU ☒ Yes ☐ No
If yes list section number: 3.1.12.C.iv

Is the property in the Well Head Protection Area? ☐ Yes ☒ No ☐ NA

Property Address: ⁴²¹423 M. 2nd St

Information of Responsible Party that prepared plans

Name: Frank Mason Architect

Company Name: _____

Company Address: PO Box 42 Marshall, Mi 49068

CITY OF MARSHALL

Zoning Ordinance, Article 6: Development Procedures: Section 6:3 - Site Plan Review is needed when:

☐

(A) - Any use or development stipulated elsewhere in the ordinance.

☐

(B) - All uses subject to land approval.

☐

(C) - Any areas for which off-street parking is required except for single- and two-family dwellings on a single lot.

☐

(D) - All permitted use, new construction, or any change of use lying contiguous to or across the street from a residential district.

☐

(E) - All residentially related uses permitted in a one-family district such as, but not limited to, institutional uses, churches, or public facilities.

☐

(F) - Any new use, addition or accessory structure that requires additional off-street parking to that already provided.

☐

(G) - Site plans for subdivisions and site condo developments.

☐

(H) - All uses not otherwise included within a specific use district.

☐

(I) - Any use for which the zoning administrator determines that PC review is necessary to determine compliance with the zoning ordinance.

☐

(J) - Amendments to approve site plans, except that the City Manager may approve minor modifications.

Note: Staff will review all plans prior to submitting them to Planning Commission.

Development Procedures: 6.3 – Site Plan Review: The following information should be included in your site plan:

☒

Plans submitted for site plan review shall be stamped by a design professional licensed by the State of Michigan such as a landscape architect, architect, or civil engineer.

☒

Site plans shall be drawn to an engineer's scale appropriate for a sheet size of at least 24 by 36 inches, not to exceed one (1) inch equals 50 feet. If a large development must be depicted in sections on multiple sheets, then an overall composite sheet shall be provided.

☒

Date, north arrow scale, existing zoning, zoning of adjacent properties, legal description of the property, easements, and the names and addresses of the

CITY OF MARSHALL

architect, planner, designer, or civil engineer responsible for the preparation of the site plan.



The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties and a boundary survey of the parcel.



The location, height and dimensions of all existing and proposed structures on the subject property and all existing structures within 100 feet of the subject property.



A finished floor elevation and exterior building elevation drawing shall be submitted with the site plan.



The location of all existing and proposed drives, walks and parking areas.



The location and right-of-way widths of all abutting streets and alleys.



The location and size of all existing and proposed sanitary sewer lines, water lines, and storm drainage facilities must be shown.



The location and size of all existing and proposed electric, natural gas, telephone, cable TV and solid waste disposal facilities must be shown.



The location, height area of illumination and fixture details of all existing and proposed lighting shall be provided. All lighting shall be located and oriented to have a minimal impact on adjacent properties.



The size, height, location and illumination of all existing and proposed signs shall be provided to insure ordinance compliance.



The location of existing natural features such as wooded areas, floodplains, wetlands, drainage courses, and a topographic survey of spot elevations of the site.



Other information as requested by the Zoning Administrator or Planning Commission to verify that the site and use follow the Ordinance.



The Planning Commission may waive any of the foregoing requirements determined unnecessary for site plan review purposes.

CITY OF MARSHALL

PLANNING COMMISSION CONSIDERATIONS

The Planning Commission shall consider the following standards in the process of reviewing any site plan for approval:

1. **Adequacy of information.** The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.
2. **Site appearance and preservation.** The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.
3. **Pedestrian access.** Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.
4. **Vehicular circulation.** Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.
5. **Parking and loading.** Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.
6. **Building composition.** Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.
7. **Screening.** Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.
8. **Exterior lighting.** All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.
9. **Impact upon public services.** The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services.



ITEM 8.A

TO: Planning Commission
FROM: Eric Zuzga, Director of Community Services
DATE: April 12, 2023
SUBJECT: SP# 23.03- 421 and 423 Mitchell Street Site Plan

Case #: SP#23.03
Address: 421/423 Mitchell Street
Parcel #: 53-008-321-00 and 53-008-322-00
Zoning District: Research and Technology District (I-1)
Surrounding Zoning: MFRD to the east and north, I-1 to the west and south
Surrounding Uses: Single family residential to the north and east; industrial to the south; and vacant industrial property to the west.
Previous Action: ZBA approved dimensional variances for the proposed self-storage facility

City staff have been working with KEBS and Josh Karaba on this project which would see the creation of a self-storage facility at 421 and 423 Mitchell Street. The building would be 3,960 feet and sit on two small lots that total approximately 0.5 acres.

Dimensional Requirements (Setback, lot coverage, etc)

The ZBA approved a dimensional variance for the setback requirements to allow for the addition of the self-storage facility. The remaining requirements

Parking Requirements

Parking deferment request is in process and will be forwarded prior to the meeting. There is sufficient space for customers to park and others are able to move by them on the site.

Landscape Plan

The landscape plan does not have to be stamped by a Landscape Architect due to the size of the parcels (<1 acre). A requirement for at least one deciduous tree and four shrubs per 40 lineal feet of street frontage has been communicated with Mr. Karaba. An updated site plan was received on Monday, 4/10, and is included in this updated packet. Screening in the form of a fence and a row of Arborvitae has been provided from neighboring residential uses.

Sidewalks

The site is located in a low traffic area that has little connectivity to surrounding areas. Waiving the sidewalk requirement is recommended due to the use and lack of pedestrian traffic expected to the site.

Exterior Lighting

The required photometric plan was included with the submitted plans showing that the proposed development meets the ordinance standard of no more than 1 foot-candle at a residential property line.

Development Review Team

On February 3, 2023, the City Development Review Team met to consider the proposed site plan. The following items were provided during the review:

1. Knox box is required to ensure Fire Department access in case of an emergency.
2. Are water and sewer connections still required? Water and sewer are not necessary.
3. Suggest tree trimming on rear of property for safety/security
4. Is FiberNet access still required? TBD.
5. Storm calculations need to be submitted. They were provided subsequent to the meeting and are approved.
6. If keeping current business on the north side of the property, a 1-hour firewall is required between uses.
7. Is sidewalk going to be required?

PLANNING COMMISSION CONSIDERATIONS

Staff have reviewed the site plan based on the requirements of the I-1 Zoning District and related sections of the zoning ordinance. As part of our review, we evaluated the proposed facility through the following standards that the Planning Commission will use in the process of reviewing any site plan for approval:

1. Adequacy of information. The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.

The site plan submitted was mostly complete and accurate. Landscape and sign additions have been requested.

2. Site appearance and preservation. The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.

The proposed project eliminates a legal non-conforming use on both parcels and continues the transition to industrial uses as anticipated in the zoning ordinance. No major impact is expected to the site's natural, cultural, or historical features.

3. Pedestrian access. Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.

The proposed use is situated on an industrial zoned lot and will not generate pedestrian traffic. There are no other sidewalks on the street, nor on either street north and south of the site. A waiver of the sidewalk requirement is recommended.

4. Vehicular circulation. Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.

The plans have been reviewed and approved by the Department of Public Services.

5. Parking and loading. Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.

The proposed site meets the requirements of the parking ordinance.

6. Building composition. Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.

The design and architecture of the building were submitted to the Building Department and are attached. No concerns.

7. Screening. Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.

Existing and expanded fencing will screen the site from the residential properties to the east. A row of arborvitae will be planted to screen the residential property to the north.

8. Exterior lighting. All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.

As mentioned above, the site meets the lighting requirements for downward lighting and light trespass.

9. Impact upon public services. The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services

The Development Review Team did not find any issues with the proposed development that would exceed the city's ability to provide services to the site. The site actually reduces demand on public services.

BUDGET IMPACT:

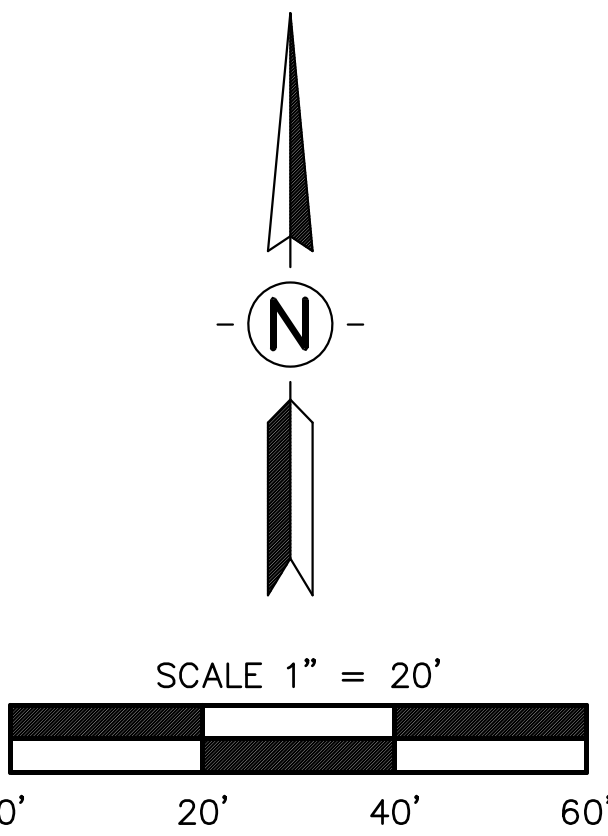
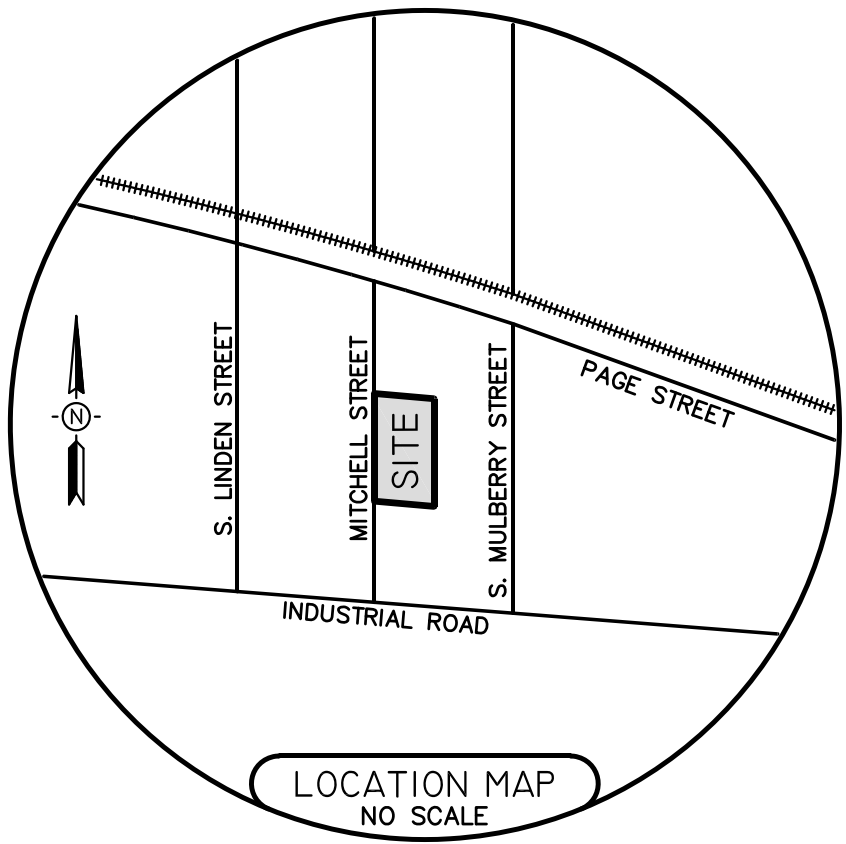
Taxable value will increase with the addition of the storage facility, which will increase tax revenues from these parcels.

RECOMMENDATION:

Approve the site plan for 423 Mitchell Street with the following waivers: sidewalk requirement, landscape plan submission,

SITE PLAN

FOR: K & B INDUSTRIAL, LLC



BENCHMARKS

BM#1
MAG NAIL EAST SIDE UTILITY POLE
ELEVATION = 906.62 (NAVD88)

BM#2
MAG NAIL EAST SIDE UTILITY POLE
ELEVATION = 905.52 (NAVD88)

SEWER INVENTORIES

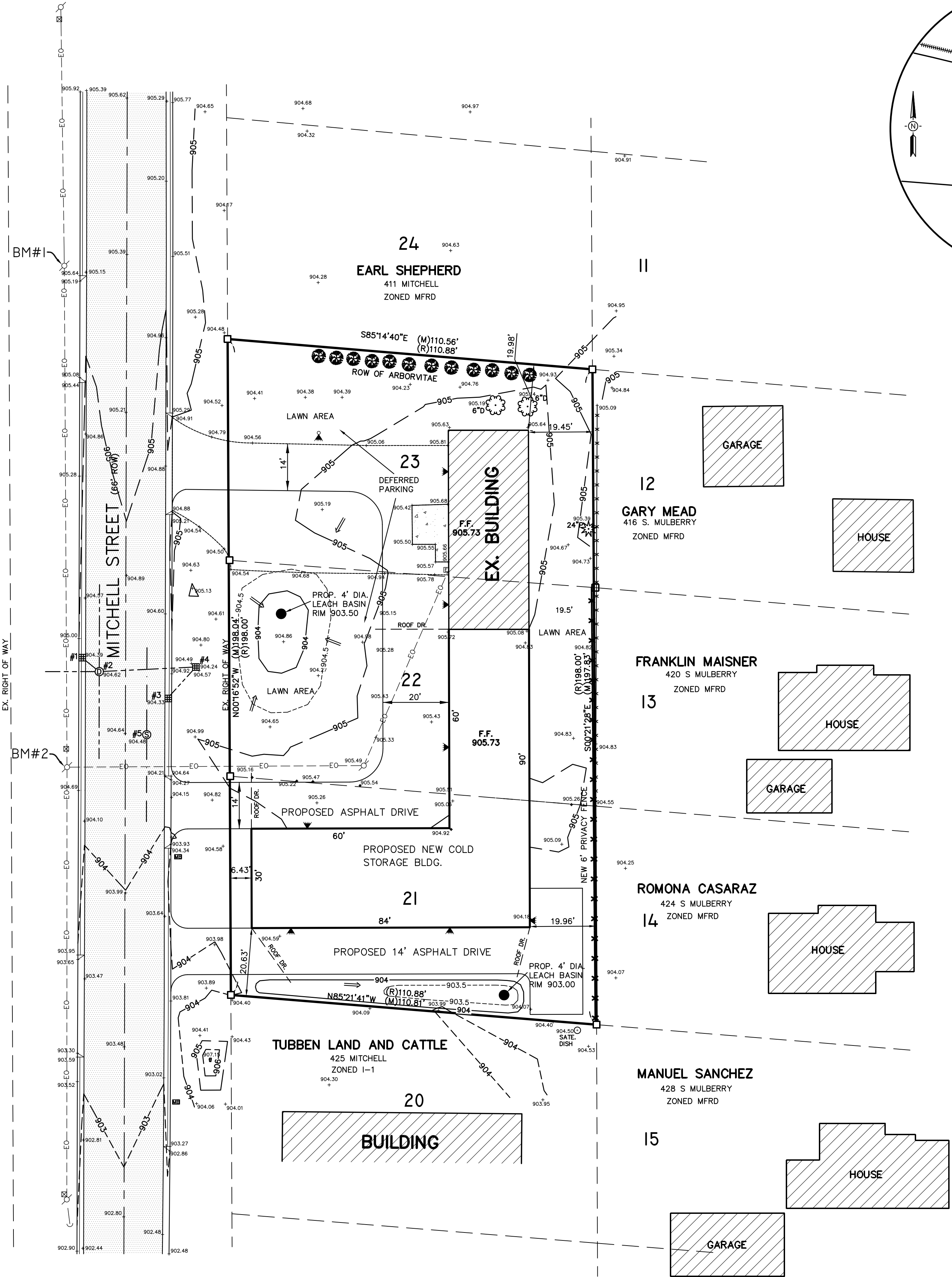
CATCH BASIN #1
INLET - 904.39
12" SE 901.31

STORM MANHOLE #2
RIM - 904.62
18" NORTH 897.37
12" EAST 900.52
18" SOUTH 897.32
12" WEST 898.92
12" NW 901.22

CATCH BASIN #3
INLET - 904.33
12" NE 901.93

CATCH BASIN #4
INLET - 904.24
12" SW 901.71
12" WEST 901.29

SANITARY MANHOLE #5
RIM - 904.48
6" NORTH 896.53
6" SOUTH 896.43



LEGAL DESCRIPTION:

Lots 21, 22 and 23 of Martin and Hatch Addition to Marshall as recorded in Liber 3 of Plats, page 5, in the Office of the Register of Deeds of Calhoun County, Michigan.

LEGEND

- | | | | |
|---|------------------------------|---|--------------------|
| M | = MEASURED | ⊙ | = SANITARY MANHOLE |
| R | = RECORD | ⊕ | = DRAINAGE MANHOLE |
| • | = SET 1/2" BAR WITH CAP | ⊗ | = CATCHBASIN |
| □ | = FOUND IRON AS NOTED | ⊙ | = UTILITY POLE |
| — | = DEED LINE | — | = GUY WIRE |
| — | = DISTANCE NOT TO SCALE | ⊗ | = UTILITY PEDESTAL |
| — | = FENCE | ⊗ | = ELECTRIC METER |
| — | = ASPHALT | • | = POST |
| — | = CONCRETE | ⊗ | = MAILBOX |
| — | = GRAVEL | | |
| — | = EXISTING SPOT ELEVATION | | |
| — | = EXISTING CONTOUR ELEVATION | | |
| — | = SANITARY SEWER | | |
| — | = STORM SEWER | | |
| — | = OVERHEAD WIRES | | |
| — | = EDGE OF WOODS | | |
| — | = DECIDUOUS TREE | | |
| — | = CONIFEROUS TREE | | |
| — | = STUMP | | |

TREE LEGEND:

A = APPLE
D = DECIDUOUS
P = PINE
ST = STUMP

SITE DATA

PROPOSED STORAGE FACILITY
TOTAL SITE AREA - 0.50 ACRES (21,824 S.F.)
PROPERTY IS ZONED I-1
EX. PAVED AREA = 2,420 S.F.
PROP. PAVED AREA = 5,532 S.F.

BUILDING SETBACKS

SETBACK VARIANCE APPROVED BY ZBA

BUILDING/UNIT DATA

EXISTING BUILDING = 1,440 S.F.
PROPOSED BUILDING = 3,960 S.F.
MAXIMUM HEIGHT = 16'

LOT COVERAGE

MAXIMUM ALLOWED = 40%
PROPOSED LOT COVERAGE = 5400/21,824 = 24.7%

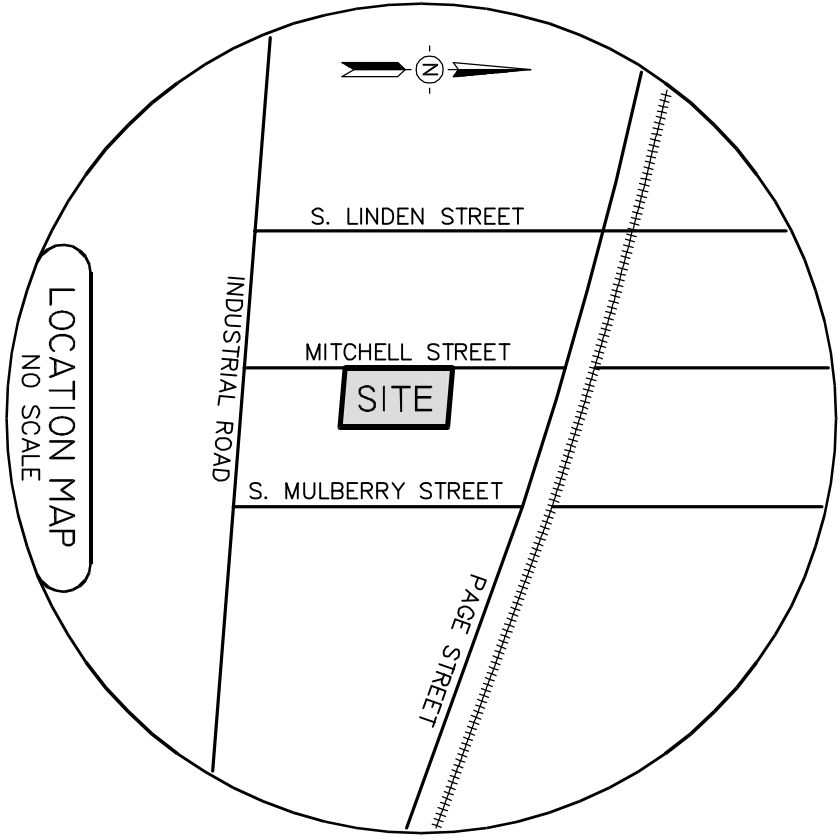
GENERAL NOTES

10 S.F. SIGN WILL BE AFFIXED TO THE BUILDING
SITE WILL HAVE NO UTILITIES EXCEPT ELECTRIC

	REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2-27-23 SITE	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	3-15-23 SWALE	Marshall Office Ph. 269-781-9800	
	4-10-23 PARKING	CARABA STORAGE SITE PLAN	
ENGINEER/SURVEYOR: KEBS, Inc. 13432 PRESTON DR MARSHALL, MI. 49068 PH: (269) 781-9800		SCALE: 1" = 20' DATE: 2-10-23 AUTHORIZED BY: JOSH CARABA	DESIGNER: REB PROJECT MGR. M.J.G. APPROVED BY: A.J.P. SHEET 1 OF 1 JOB #: 100895

LANDSCAPE PLAN

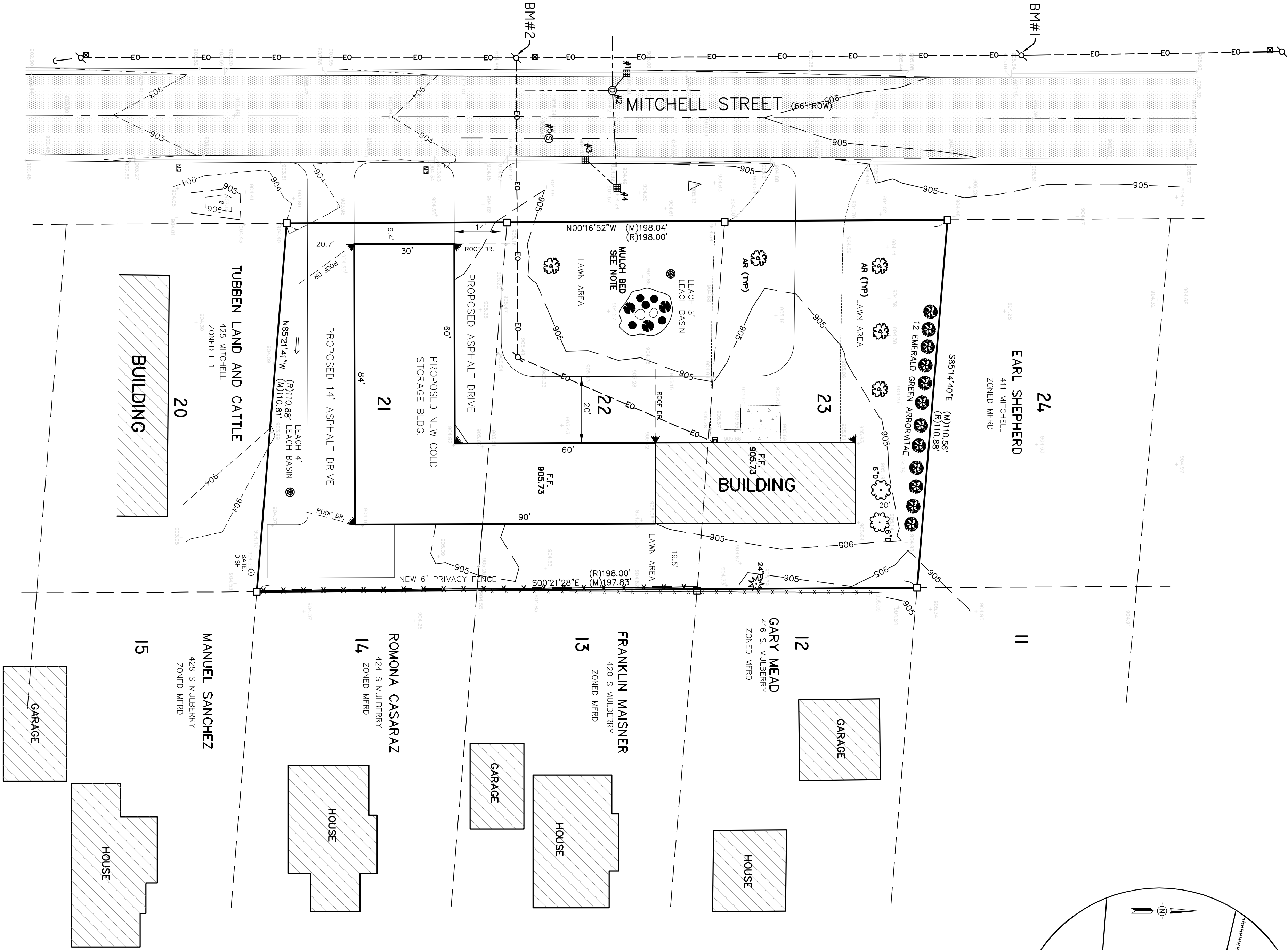
FOR: K & B INDUSTRIAL, LLC



BENCHMARKS
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ELEVATION = 906.62 (NAD88)
BM#2
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18" SOUTH 897.32
12" WEST 896.92
12" NW 901.22
CATCH BASIN #3
INLET - 904.33
12" NE 901.93
CATCH BASIN #4
INLET - 904.24
12" SW 901.71
12" WEST 901.29
SANITARY MANHOLE #5
RM - 904.46
6" NORTH 896.53
6" SOUTH 896.43



LEGEND

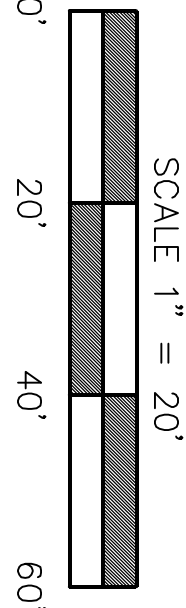
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●	= SET 1/2" BAR WITH CAP	⊙	= CATCHBASIN
□	= FOUND IRON AS NOTED	⊙	= UTILITY POLE
—	= DEED LINE	—	= GUY WIRE
—	= DISTANCE NOT TO SCALE	—	= UTILITY PEDESTAL
—	= FENCE	—	= ELECTRIC METER
—	= ASPHALT	—	= POST
—	= CONCRETE	—	= MAILBOX
—	= GRAVEL		
—	= EXISTING SPOT ELEVATION		
—	= EXISTING CONTOUR ELEVATION		
—	= SANITARY SEWER		
—	= STORM SEWER		
—	= OVERHEAD WIRES		
—	= EDGE OF WOODS		
—	= DECIDUOUS TREE		
—	= CONIFEROUS TREE		
—	= STUMP		

TREE LEGEND:

A = APPLE
D = DECIDUOUS
P = PINE
ST = STUMP

NOTE:

MULCH BED WILL HAVE TWO LARGE BOULDER,
5'x8'x12'x18" WALKER AND 3'x6" WALKER LOW
MINIMUM OF 12' EURAL GREEN ARBORVITAE
ALONG NORTH PROPERTY LINE
AR (TYP) ACER RUBRUM RED SUNSET TREE (5 TOTAL)



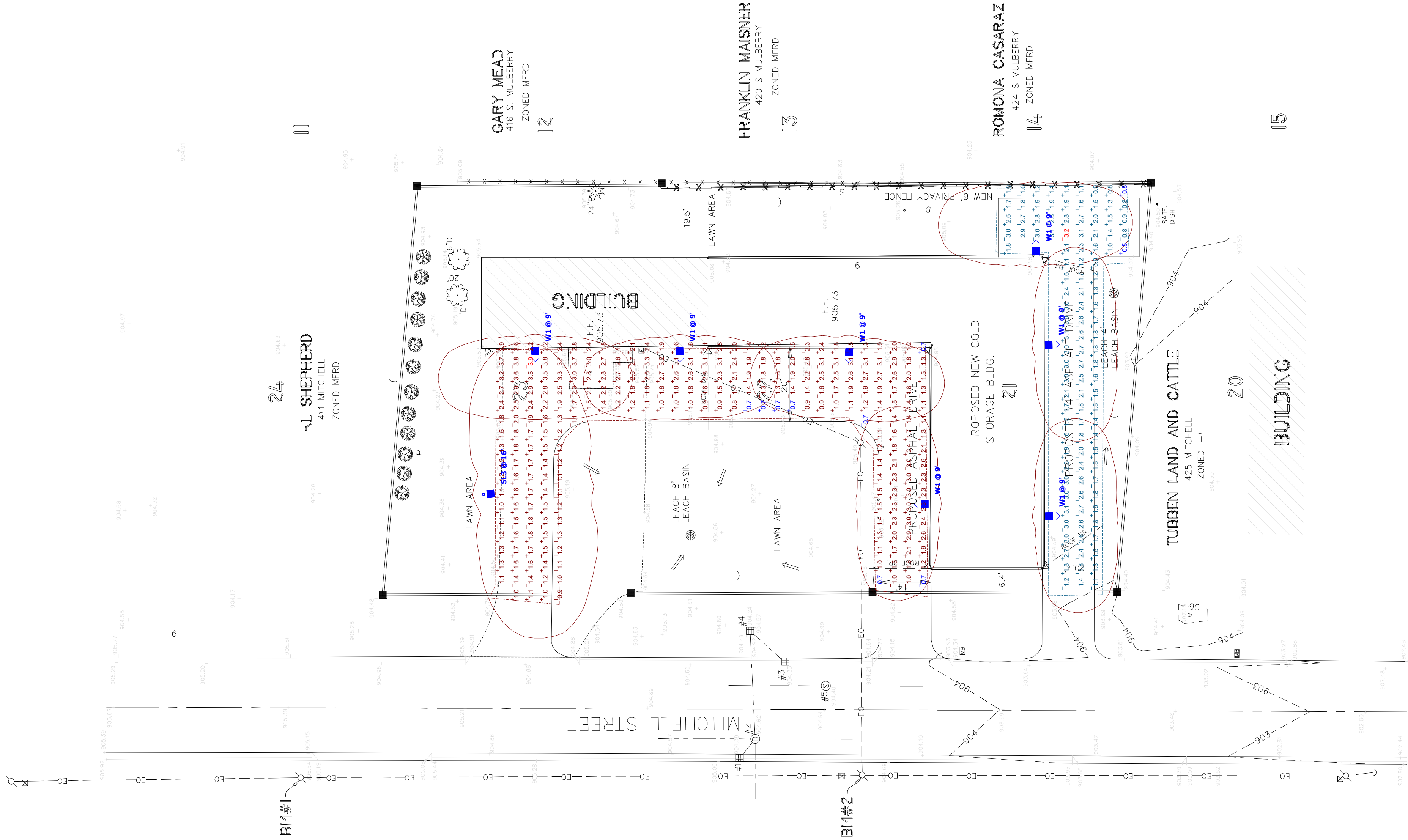
REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
2/10/23	ORIGINAL	KEBS, INC.
4/10/23	ADDED TREES	13432 PRESTON DRIVE, MARSHALL, MI 48068 PH. 269-781-9600 FAX. 269-781-9605 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-539-1014 FAX. 517-539-8047 WWW.KEBS.COM
	DRAWN BY BEB	SECTION 26, 12S, R6W
	FIELD WORK BY MAG	JOB NUMBER: 100895
	SHEET 1 OF 1	



Marshall - Proposed Drive Lighting Marshall, MI

Designer
 MLS PDG RE
Date
 02/23/2023
Scale
 Not to Scale
Drawing No.
 Summary

1 of 1



Plan View
Scale - 1" = 20'

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	W1	7	Beacon Lighting	RWL1-48L-15-4K7-3-U	Wall Mount Type III	1	1963	1	14.5	
						Max: 1988cd				
	SL3	1	BEACON PRODUCTS	RAR1-80L-25-4K7-3-U Supplied w/ Pole	Pole Mount Type III	1	3448	1	25.4	
						Max: 3306cd				

Luminaire Locations				
Location		X	Y	MH
Label				
	W1	24.07	-41.55	9.00
	W1	71.21	-41.42	9.00
	W1	96.04	-38.94	9.00
	W1	27.52	-9.33	9.00
	W1	70.28	12.36	9.00
	W1	70.50	59.10	9.00
	W1	70.56	98.70	9.00
	SL3	30.11	112.92	16.00

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
South Drive	+	2.0 fc	3.2 fc	0.5 fc	4.0:1
Main Drive	+	1.9 fc	3.9 fc	0.7 fc	2.7:1



ITEM 8.B

TO: Planning Commission
FROM: Eric Zuzga, Director of Community Services
DATE: April 12, 2023
SUBJECT: Discuss Proposed Ordinance Changes

Over the course of the last two years, two items have been noted as issues in the Regional Commercial (B-4) Zoning District that I would like the Planning Commission to consider changing. The first issue is the maximum building height. This is currently set at 35' which is very limiting when considering some of the uses allowed, such as hotels. I would like the PC to consider setting a limit near 50-60'.

The other issue revolves around drive-through facilities for financial institutions. There are at least two banks that have existing drive-through operations and the new American 1 Credit Union, which pursued a Use Variance to allow the addition of a drive-through at the new Winston Park location. Moving this use to a Special Land Use would provide the same option allowed by restaurants and would be a lot less intrusive to the surrounding area than a restaurant.

If the PC is amenable to these ideas, we would schedule a public hearing for an upcoming meeting to consider these changes. If PC has any other desired changes to the zoning ordinance, please bring those ideas to the meeting.

BUDGET IMPACT:

None expected.

RECOMMENDATION:

Schedule a public hearing for May 10, 2023 to review the proposed ordinance changes to the B-4 District.



ITEM 8.C

TO: Planning Commission
FROM: Eric Zuzga, Director of Community Services
DATE: April 12, 2023
SUBJECT: Update 2015 Master Plan Discussion- RFP Composition

The current Master Plan was adopted in 2015 and reviewed in 2020. We are required by statute to complete an update/review every 5 years. Since the 2020 review, there have been a few major changes in Marshall. In my opinion, it is time for us to start the process of updating the Master Plan. The City has budgeted the update of this plan as well as the economic development and marketing plans in the 2023-2024 Fiscal Years.

I would like to hold a discussion at the meeting to review the action plan from the 2015 Master Plan and to determine the priority areas/issues that the Planning Commission would like to see included in this process. These will be included in the RFQ that will be issued later this spring.

BUDGET IMPACT:

The City has budgeted \$75,000, with \$50,000 coming from the MEDC Redevelopment Ready Communities Program, to update the Master, Economic Development, and Marketing plans. I am working with MAEDA and other groups to provide additional funding if necessary.

RECOMMENDATION:

N/A