
PLANNING COMMISSION MINUTES

October 8, 2025

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, October 8, 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 Chair McNiff.

2) ROLL CALL

Roll was called:

Present: Chair Lisa McNiff, Tim Banfield, Carter Bright, Tim Fitzgerald, ,Karl Sievertsen,

Also Present: Director Strange and Deputy Clerk Cary

Absent: Aron Hodo, Ian Stewart, Ryan Underhill, and Jim Zuck

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

Moved by Tim Banfield, supported by Carter Bright to approve the September 10, 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 Tim Fitzgerald, supported by Carter Bright to approve the October 8, 2025 Planning Commission agenda 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 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

None

7) OLD BUSINESS

None.

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. 775 Industrial Rd. Special Land Use - Set Public Hearing

Director Strange introduced the project. She stated that we are here tonight to set up a public hearing regarding a special land use for 775 Industrial Rd. The applicant is Tiger Towing. There are two uses, almost three uses for the site that they are proposing. The proposed uses are impound lot, self-storage units and outdoor storage.

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.

Banfield questioned how the city monitors the short-term parking in a facility like that, especially the towing portion of that.

Director Strange stated that she is more concerned that the vehicles that are coming there are not being dismantled and not sitting there long term. Because if that happens, it will become a junkyard. Tiger Towing has their main towing lot in Battle Creek. Their goal is to be able to bid for more of the sections of I94 that the state would allow them to tow from.

Banfield asked who monitors that short-term parking? Director Strange's department or the police.

Director Strange stated that the applicant told her that it would be short-term parking.

McNiff stated that if someone abandoned their vehicle on I94, then never come to pick it up. That becomes a long-term parking.

Bright stated until the TR52 is done, then a public auction has to be posted. They typically happen every 6 months to a year. So it does end up being long-term.

Banfield stated that "we allowed the police storage of those kinds of vehicles. He wants to make sure that it is clear in our ordinance about how it is monitored and for how long.

Fitzgerald stated that it is a great point because vehicles are towed by instance of arrest, abandonment, accidents and those are the ones that become long-term junk vehicles. And if you go by other tow yards you will get a sense of what this could turn into.

McNiff stated if you have cars that have been in an accident, then you might have fluids that will become an environmental concern.

Director Strange stated another thing that has been brought up was electric vehicles. We have provided a lot of information from the fire department to the applicant about electric vehicle storage.

Bright stated that it needs to be black and white.

Director Strange stated that it is not clear what the short-term parking is.

Sievertsen stated that the comment on the environmental containment is concrete, not gravel, and we should think about run off, especially if it is a damaged vehicle, etc.

Director Strange stated that this property is a brownfield site. The applicant has a plan for mitigation. Basically, they can not remove any soil from the site. On the north side of the property, there is a retention pond to keep the water onsite.

Director Strange stated her short list:

- A clear definition of the length of time for short-term parking and what that process looks like.
- What are the containment plans for fluids from the vehicles? More than normal run off.

Director Strange stated that the screening is 10ft fence while plastic around the ends. The north side of the retention is an open fence.

Banfield asked what the zone was.

Director Strange stated that it is I-2.

Sievertsen questioned if some of the screening could be greenery instead of plastic.

Moved by Tim Banfield, supported by Tim Fitzgerald to set a Public Hearing for 775 Industrial Road for Special Land Use hearing for November 12, 2025. 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 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.

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

10) BOARD REPORTS

Banfield stated that there is a Joint Planning Commission on the 14th.

11) ADJOURNMENT

The meeting was adjourned at 7:27pm.

Respectfully submitted by,

Brandie Cary
Deputy Clerk