
JOINT PLANNING COMMISSION MINUTES

October 14, 2025
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Tuesday, October 14, 2025 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 Commissioner Banfield.

2) ROLL CALL

Roll was called:

Present: Banfield, Bright, Hodo, Johnson, Riggs, Woods

Also Present: Deputy Clerk Cary

Absent:

3) ELECTION OF OFFICERS

Moved by Joanna Johnson, supported by Aron Hodo to allow Tim Banfield to chair the current Joint Planning Commission until the election can be held to install a new chair. On a voice vote: **Motion Carried.**

Banfield discussed his term as the chair.

1. Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Woods nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Riggs, Woods, Johnson

Tim Banfield: Hodo, Bright, Banfield

Having no majority, no chair was elected, and new nominations must be made.

2. Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Woods, Johnson, Riggs

Tim Banfield: Hodo, Bright, Banfield

Having no majority, no chair was elected, and new nominations must be made.

3. Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Woods nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Woods, Johnson, Riggs

Tim Banfield: Bright, Banfield, Hodo

Having no majority, no chair was elected, and new nominations must be made.

4 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Johnson, Riggs, Woods

Tim Banfield: Bright, Banfield, Hodo

Having no majority, no chair was elected, and new nominations must be made.

5 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Johnson, Riggs, Woods

Tim Banfield: Banfield, Hodo, Bright

Having no majority, no chair was elected, and new nominations must be made.

The board discussed what Roberts Rules says about having a tie. No resolution was found.

Discussion amongst members revealed that previously the Township or City held the Chair position and the other held the Vice-Chair position.

Discussed term of office and appointment to board.

6 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Johnson, Riggs, Woods

Tim Banfield: Hodo, Bright, Banfield

Having no majority, no chair was elected, and new nominations must be made.

No findings in Roberts Rules of Order for tie votes found.

7 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Woods nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Riggs, Woods, Johnson,

Tim Banfield: Hodo, Bright, Banfield

Having no majority, no chair was elected, and new nominations must be made.

Woods - Requested a short recess.

Recess was agreed to and a 10 minute recess started at 7:23 pm.

Banfield - started again at 7:34 pm.

8 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Woods, Johnson, Riggs

Tim Banfield: Hodo, Bright, Banfield

Having no majority, no chair was elected, and new nominations must be made.

Additional discussion about Roberts Rules of Order and adjourning the meeting.

9 Banfield opened nominations from the floor.

Hodo nominated Tim Bainfield for chair.

Riggs nominated Joanna Johnson for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Woods, Johnson, Riggs

Tim Banfield: Bright, Banfield, Hodo

Having no majority, no chair was elected, and new nominations must be made.

Moved by Steve Riggs, supported by Joanna Johnson to adjourn the meeting after 15 tries at electing officers. On a voice vote: **Motion Carried.**

10. Banfield opened nominations from the floor.

Riggs nominated Joanna Johnson for chair.

Hodo nominated Tim Bainfield for chair.

Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:

Joanna Johnson: Johnson, Riggs, Woods,

Tim Banfield: Bright, Banfield, Hodo

Having no majority, no chair was elected, and new nominations must be made.

Board discussed permissibility of nominating both Chair and Vice-Chair in the same nomination.

11. Banfield opened nominations from the floor.
Woods nominated Joanna Johnson for chair.
Hodo nominated Tim Bainfield for chair.
Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:
Joanna Johnson: Johnson, Riggs, Woods,
Tim Banfield: Banfield, Hodo, Bright,
Having no majority, no chair was elected, and new nominations must be made.

12. Banfield opened nominations from the floor.
Riggs nominated Joanna Johnson for chair.
Hodo nominated Tim Bainfield for chair.
Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:
Joanna Johnson: Johnson, Riggs, Woods
Tim Banfield: Hodo, Bright, Banfield
Having no majority, no chair was elected, and new nominations must be made.

13. Banfield opened nominations from the floor.
Woods nominated Joanna Johnson for chair.
Hodo nominated Tim Bainfield for chair.
Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:
Joanna Johnson: Riggs, Woods, Johnson
Tim Banfield: Hodo, Bright, Banfield
Having no majority, no chair was elected, and new nominations must be made.

14. Banfield opened nominations from the floor.
Riggs nominated Joanna Johnson for chair.
Hodo nominated Tim Bainfield for chair.
Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:
Joanna Johnson: Woods, Johnson, Riggs
Tim Banfield: Hodo, Bright, Banfield
Having no majority, no chair was elected, and new nominations must be made.

15. Banfield opened nominations from the floor.
Riggs nominated Joanna Johnson for chair.
Hodo nominated Tim Bainfield for chair.
Hearing no further nominations, Banfield closed the nominations.

On a Roll Call vote:
Joanna Johnson: Woods, Johnson, Riggs
Tim Banfield: Bright, Banfield, Hodo
Having no majority, no chair was elected, and new nominations must be made.

As previously agreed upon, Banfield entertained a motion to adjourn the meeting.

Moved by Joanna Johnson , supported by Steve Riggs to adjourn the meeting. On a voice vote: **Motion Carried.**

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

5) 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

B. Approve Minutes from September 9, 2025, Joint Planning Commission Meeting

C. Approve Minutes from September 22, 2025 Joint Planning Commission Meeting

6) 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.

7) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

8) OLD BUSINESS

9) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. Set Future Meeting Dates

B. Set Public Hearing for Special Land Use #SLU25-0001

10) 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.

11) BOARD REPORTS

12) ADJOURNMENT

Following the motion to adjourn, no further business was heard and the meeting was promptly adjourned at 7:49 pm.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

1) CALL TO ORDER

IN A RECONVENED SESSION held on Tuesday, November 18, 2025 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 Commissioner Banfield.

2) ROLL CALL

Roll was called:

Present: Tim Banfield, Tim Fitzgerald, Aron Hodo, Joanna Johnson, Steve Riggs, Mick Woods

Also Present: Marcia Strange, Director of Community Services Marshall City and Shellie Briggs, Zoning Administrator, SCMCCI, Marshall Township

Absent: None

3) RESCIND ADJOURNMENT FROM OCTOBER 14, 2025 Motion to rescind adjournment from October 14, 2025 Meeting

Moved by Aron Hodo, supported by Joanna Johnson to rescind the adjournment of the October 14, 2025 Joint Planning Commission meeting. On a roll call vote:

Ayes: Johnson, Fitzgerald, Riggs, Hodo, Woods, Banfield

Nays: None

Abstain: None

Motion carried.

4) PUBLIC COMMENT RESPECTIVE TO OCTOBER 14, 2025 MEETING 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. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda.

Vic Patel of Chicago, IL gave public comment on behalf the developer.

5) ADJOURNMENT

Moved by Fitzgerald, supported by Johnson to adjourn the meeting. On a voice vote: **Motion carried.**

The meeting was adjourned at 7:05 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk