



JOINT PLANNING COMMISSION AGENDA

Regular Meeting



February 10, 2026 at 7:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **PLEDGE OF ALLEGIANCE**
- 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. Meeting Minutes - January 13, 2026
- 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**
 - A. Public Hearing and Review - Planned Signage Package - Family Fare
- 8) **OLD BUSINESS**
 - A. Site Plan #SP25-004 Dunkin' Donuts and Jimmy John's Update
 - B. Site Plan #SP25-003 Millbrook Residential Update
- 9) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. Marshall Area Jobs, Opportunity and Recreation (MAJOR) Campus Strategic Development Plan - Existing Conditions Report dated November 5, 2025 Prepared for Marshall Area Economic Development Alliance (MAEDA) by Stantec/SME

Master 425 Development Agreement City of Marshall/Marshall Township Area
- 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) **COMMISSIONER COMMENTS**
- 12) **ADJOURNMENT**

JOINT PLANNING COMMISSION MINUTES

January 13, 2026
Regular Meeting - 7:00 PM

1) **CALL TO ORDER**

IN A REGULAR SESSION held on Tuesday, January 13, 2026 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 Johnson.

2) **ROLL CALL**

Roll was called:

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

Also Present: Deputy Clerk Cary, Marcia Strange, Director of Community Development, Marshall City, Shellie Briggs, Zoning Administrator, SCMCCI Marshall Township

Absent: None

3) **PLEDGE OF ALLEGIANCE**

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

Moved by Aron Hodo, supported by Steve Riggs to approve the agenda as presented.
On a voice vote: **Motion carried.**

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

A. Approve November 18, 2025 Joint Planning Commission Meeting Minutes

Moved by Tim Banfield, supported by Tim Fitzgerald to approve the November 18, 2025 Joint Planning Commission minutes. On a voice vote: **Motion carried.**

6) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the Commission 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, 622 West Green St, gave public comment.

Glenn Kowalske, Marshall Township gave public comment.

Kathy Wright, 210 N Main St, Ceresco, MI, gave public comment.

Vic Patel of Chicago, IL gave a public comment.

7) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION** Persons addressing the Commission 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 only. Agenda items should be addressed during the PUBLIC COMMENT AGENDA ITEM portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

A. Public Hearing and Consideration for Special Land Use #SLU25-001

Director Strange gave a brief introduction to SLU25-001. There is a proposed project for 15855 W Michigan, which is the outlot of the Tractor Supply Company and Volunteers of America and behind the Taco Bell. This parcel is zoned B-4 (Business). There is an adjacent similar use with a drive-through restaurant (Taco Bell). Other properties in this plaza house the following uses: retail (Tractor Supply Company, Dollar Tree) and service (nail salon, optometrist, etc.). There is also currently a senior activity center (Heritage Commons).

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

The Special Land Use Criteria is below:

(A) The proposed use shall be in accordance with the city master plan and the intent and purpose of this subchapter. YES- THIS USE IS COMPATIBLE WITH THE AREA.

(B) A documented and immediate need exists for the proposed use within the community. DISCUSS. THERE IS NO MORATORIUM ON RESTAURANTS AND WE ALL EAT.

(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. THIS USE ALIGNS WITH ADJACENT USES. ELIMINATING UNUSED PARKING IS A BENEFIT.

(D) The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands. THE IMPACT IS ANTICIPATED TO BE POSITIVE.

(E) The proposed use shall be compatible with the natural environment. A REDUCTION IN LOT COVERAGE IS A BENEFIT.

(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. NO CONCERNS OUTSIDE OF CONFIRMING THE STORMWATER RETENTION USE AND MAINTENANCE AGREEMENT. THIS IS A RECOMMENDED CONTINGENCY.

(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 odors. NO CONCERN ABOUT MOST, BUT TRAFFIC FLOW AND HEADLIGHTS SHOULD BE CONSIDERED.

Overall, this project promises to have a positive impact on the area. Any concerns by the JPC should be discussed and the applicant given the opportunity to address those concerns.

Vic Patel gave a brief description of the site. The developer discussed that they have been trying to put these two businesses in Marshall for the past two years. This will be the fifth Jimmy John's and Dunkin Dounts side by side.

Moved by Tim Banfield, supported by Aron Hodo, to open the public hearing for the consideration of the Special Land Use #SLU25-001.
The public hearing opened at 7:25 pm.

Barry Wayne Adams, 622 West Green St, gave public comment on the special land use.

Glenn Kowalske, Marshall Township gave public comment on the special land use.

Moved by Aron Hodo, supported by Mick Woods to close the public hearing. On a voice vote: **Motion carried.**
The public hearing closed at 7:32 pm.

Moved by Tim Banfield, supported by Aron Hodo to discuss the approval of the special land use #SLU25-001 and the recommendation to be sent to City Council. **Motion carried.**

Woods questioned if there was a traffic flow study done.

Director Strange stated that a traffic study was not required.

Johnson stated that she will forward the information to the township board as well.

Moved by Mick Woods, supported by Tim Banfield to Approve Special Land Use #SLU25-001. On a voice vote: **Motion carried.**

8) OLD BUSINESS

9) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. Receive and Consider Site Plan #SP25-004 - Dunkin' Donuts and Jimmy John's
Moved by Tim Banfield, supported by Mick Woods to open the discussion for #SP25-004.

Director Strange gave an introduction on SP25-004.
Zoning:

1. The landscape plan must be sealed by a Landscape Architect. COMPLETE
2. Zoning of the property is B-4. Adjacent zoning: North and East-B-4, West-Undeveloped Multi-family residential (on Township zoning map). EXISTING TREES REMAIN. NO ADDITIONAL SCREENING TO THE WEST IS PROVIDED. The parcel to the West includes the shared stormwater retention

basin. If there is residential development adjacent we would require additional screening.

3. Lot coverage is 54.7% which is under the 60% max allowed. THIS IS A REDUCTION IN LOT COVERAGE FROM EXISTING CONDITIONS. Discussion that the existing lot coverage is 100%
4. Front yard is facing the Right of Way (ROW) of Michigan Avenue. SETBACKS ARE SHOWN ON SITE PLAN. FRONT YARD SETBACK SHOWS DRIVE ABOUT 20" INTO SETBACK. This is a similar condition to Taco Bell.
5. An easement is needed for utilities passing through Tractor Supply property (Parcel 53-002-592-01). FUTURE EASEMENT SHOWN,.
6. The City provides high speed internet (fiber). SHARED UTILITY EASEMENT SHOWN.
7. Question about the photometric plan was addressed as being included in the set.
8. Dimensions of all lots and property lines are given. The relationship of the property to the abutting properties is shown. The East/West drive on the North side of the parcel will affect the existing parking lot striping beyond the parcel to maintain the drive width around the new development. Submit proposed relationship of drive to parking that is to remain to prove safe travel pattern. TRAFFIC FLOW, PEDESTRIAN TRAVEL SIDEWALKS ARE NOT SHOWN.
9. Confirmed parking size meets 10'x20' requirement. 26 parking spots shown with 2 ADA spots meets requirements. PARKING REQUIREMENT MISCALCULATED, BUT SHARED PARKING AGREEMENT SUBMITTED.
10. Drives are shown, but need to be located with dimensions and radius for each must be given to confirm Fire Department access. FIRE DEPARTMENT- NO CONCERNS WITH NEW PLAN.
11. Adjacent buildings are more than 100' away, RELATES TO SCREENING REQUIREMENTS- NO SCREENING NEEDED EXCEPT TO ROW.
12. No sidewalks are shown. Pedestrian pathways are required and must be defined. Parking in West needs a safe route crossing the drive.
13. Deliveries are assumed to be to doors on the North side of the building. Confirm delivery truck will not be in way of drive thru. DELIVERY LOCATION SHOWN ON NORTH SIDE.
14. Confirm stacking requirements are met for both drive thru locations. Diagram with stacking of vehicles was requested and adjusted to meet 8 car minimum. COMPLETE.
15. Will any additional ground-mount or pylon sign be requested? REVIEW LOCATIONS. PYLON SIGN REQUESTED ON SOUTH SIDE. NO ADDITIONAL SIGNAGE INFORMATION PRESENTED - IF LOCATION IS ACCEPTABLE TO JPC, SPECIFIC SIGN PERMIT APPLICATION CAN BE REVIEWED BY ZONING ADMINISTRATOR TO ENSURE SIZE AND HEIGHT MEET ZONING REQUIREMENTS.
16. The site is not in wetlands or flood plain. NO ISSUE
17. Screening of the trash dumpster: MASONRY ENCLOSURE. SOME PLANTS ADDED TO SURROUND.
18. Adjacent parcel to the West is a residential use (16-270-003-00). Screening requirements should be reviewed as it relates to parking and trash. EXISTING TREES ARE NOT BEING REMOVED.
19. Consideration of headlights towards Michigan Avenue should be taken. Confirm if existing trees will be maintained on SE corner and that landscaping will keep headlights from affecting off-property traffic. ALTHOUGH COUNT MAY BE

ADEQUATE, IT WAS RECOMMENDED APPLICANT PROVIDE SCREENING FOR HEADLIGHTS.

20. Maintaining existing trees is appreciated. A TREE SURVEY WILL NOT BE COMPLETED - NO "CREDITS" FOR TREE COUNTS ARE REQUIRED/ REQUESTED.
21. Proposed landscaping/screening will not be allowed directly over the watermain on the South property line. It has been pushed closer to the fence line on the South. THIS NEEDS TO BE CONFIRMED THAT THESE HAVE BEEN SHIFTED FAR ENOUGH AWAY FROM THE WATER MAIN.

Sewer:

1. Developer needs to obtain an easement for the private sanitary sewer lateral for the portions traversing private property prior connecting to the public sanitary sewer on the north side of the shopping plaza. MUST BE OBTAINED BEFORE BUILDING PERMITS WILL BE GRANTED.

2. Capacity Fees: We have provided an estimate of fees based on the proposed connection size for developer's information and planning purposes. These fees are due prior to the water/sewer connection permit being approved.

Stormwater:

1. Provide agreement for proposed development to discharge stormwater across private property to the entire centralized stormwater basin. DRAFT AGREEMENT MUST BE OBTAINED BEFORE BUILDING PERMITS WILL BE GRANTED.

2. 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. DRAFT AGREEMENT MUST BE OBTAINED BEFORE BUILDING PERMITS WILL BE GRANTED.

3. Provide copy of the stormwater management plan for the centralized basin. DRAFT AGREEMENT MUST BE OBTAINED BEFORE BUILDING PERMITS WILL BE GRANTED.

Civil:

1. Provide existing pavement markings for parking lot to the north. It appears the traffic from existing developments will conflict with access to the proposed development. CLARIFICATION NEEDED.

2. The existing easements across the development parcel are for water and sewer utilities. If City owned FiberNet or Electric utilities are needed to expand into the site, an updated easement will need to be obtained by the city. Contingency items will need to be incorporated into the plans before building permit review can be considered.

The board discussed the contingencies.

Fitzgerald questioned the two drive-through setup.

Patel stated that they have 4–5 properties with the same setup and most are on smaller lots. Traffic works because two restaurants have different peak hours.

The board discussed the landscape plan with adding screening to the property.

The board discussed where the delivery parking would be on the site. The delivery parking would be located on the far west side of the main parking lot on the south end of the Tractor Supply parking lot.

Johnson: Sewer and stormwater capacity of retention basin being addressed?
Patel stated that there was no information from the City or County on the capacity or management plan. Engineering is doing calculations on capacity and will submit a management plan. Lot coverage is changing from 90 to 57%.

Moved by Tim Fitzgerald, supported by Tim Banfield to Approve Site Plan #SP25-004, with the following contingencies and allowances,

- Landscape plan must be updated as discussed in this meeting and be sealed by a landscape architect.
- Allow the drive to be in the setback
- Waive requirement to install sidewalks.
- Allow Administrative Review of a sign application for a pylon sign at this location.
- The developer needs to obtain an easement for the private sanitary sewer lateral for the portions traversing private property prior to connecting to the public sanitary sewer on the north side of the shopping plaza.
- Stormwater items Draft agreements must be obtained to discharge the storm water across private property to the stormwater basin, stormwater maintenance and operation agreement between the developer and the owner of the property. Solidify the capacity of the stormwater detention basin and provide the report to city staff for confirmation.
- Revised drawings are to be submitted to staff for final administrative approval.

On a roll call vote:

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

Nays: None

Abstain: None

Motion carried.

B. Set Public Hearing - Planned Signage Package - Family Fare

Marcia introduced the request for a Planned Signage Package and presented the requirements for this type of package.

The process begins with setting a public hearing and that is what is being requested tonight.

A 150 square foot sign is being requested. The sign ordinance only allows 100 square feet. The sign that they removed was 238.9 square feet.

The process was set up for a new build to be looked at as a cohesive sign. Although we are looking at only one sign, all the other signs on the site and on the building meet the sign ordinance and information about those other signs was not provided. We are just talking about the south side of that property.

This request has already gone through the ZBA, who directed the request back to the JPC through this process.

The board discussed the planned signage package.

Gary Gebhardt with Signs by Crannie discussed the history of the signs on this site and the process of sign installation.

Moved by Steve Riggs, supported by Joanna Johnson to set a public hearing for the Planned Signage Package for Family Fare at the February 10, 2026, regularly scheduled Joint Planning Commission meeting. On a roll call vote:

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

Nays: None

Abstain: None

Motion carried.

- 10) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the Commission 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.

David Begg 504 W Green St gave public comment.

Regis Klingler 348 Butler Ct gave public comment.

Barry Wayne Adams, 622 West Green St, gave public comment.

11) BOARD REPORTS

Woods gave a board comment about the traffic on Michigan Ave. He is also pleased that draft agreements must be obtained prior to building permits being issued.

Johnson commented that the Township Planning Commission will be having the Millbrook project do a presentation on February 6th or 7th. She stated that the Township does have mass communication as well. Michigan Avenue comments need to go to MDOT. Call the State or walk into the Michigan Department of Transportation office here in town.

12) ADJOURNMENT

Moved by Aron Hodo, supported by Tim Banfield to adjourn the meeting. On a voice vote: **Motion carried.**

The meeting was adjourned at 9:06 P.M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

ITEM: 7.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 10, 2026
SUBJECT: Public Hearing and Review - Planned Signage Package - Family Fare

During the recent sign ordinance changes, in an effort to provide an option to request accommodations related to signage outside of the Zoning Board of Appeals, a Planning Commission review of a Planned Signage Package for sites over 1 acre is allowed. As part of the process, a public hearing is required and we are asking for that to be scheduled tonight. The complete ordinance is provided for reference and the Planned Signage Package can be found in section 9.13 Planned Sign Program.

This applicant is a multi-tenant building. They are seeking to have 2 wall signs on the southern frontage, one for each tenant of the building, Starbucks and Family Fare. Additionally, Family Fare is seeking a sign for their South facade of 150 square foot (sf) and the current sign ordinance limit is 100sf. They have additional signs for their property, a pylon sign and a wall sign on the east wall. Their previously installed signs, which were removed to allow for facade improvements, were larger than what is currently being requested.

The applicant is the first to take this path and has provided a write-up addressing the Application Requirements as outlined in the Ordinance.

Also included in the packet is a write-up addressing the same requirements from the Zoning Administrator.

The Zoning Board of Appeals rejected the request for a larger sign and sent the applicant to the JPC because this new process provided the option and this request fits the application requirements for consideration.

Following the public hearing tonight, commissioners are asked to provide direction on the request.

The following criteria should be used when determining approval of the Planned Sign Program. City staff comments follow each criteria item.

i. That the Planned Sign Program would result in a more attractive aesthetic setting, improved safety, provide more convenient identification for planned users, or other similar purposes that would not be achievable without deviations from the specific requirements of this Article;

The aesthetic impact is not detrimental to neighbors in either condition. The distance from the road does make larger sign size preferred for convenient identification.

ii. That the location and/or physical characteristics of the applicant's property or the needs for identification are unique when compared to other similarly situated parcels in the same

zoning district and in the same vicinity;

There are multiple signs in the same area that will be reviewed, if replaced, to the current ordinance. The Tractor Supply sign is 192sf and was approved before the new sign ordinance was adopted which lowered the wall sign square footage from 200sf to 100sf allowed. The Dollar Tree sign is 175sf and was approved before the new sign ordinance was adopted.

The Volunteers of America were turned down for a sign that is 177sf because they, like Family Fare, submitted their application after the sign ordinance went into effect. They have been approved for a 100sf sign that has not been installed.

iii. That the proposed Planned Sign Program substantially furthers the purposes and intent of this Section; and

Allowing a 150 sf sign at the East end of the complex aligns with new signs on the West end and does provide a more balanced and cohesive feel for the area while more closely matching the TSC and Dollar Tree sign sizes.

iv. That approval of the Planned Sign Program would not create any adverse effects on one (1) or more properties in the vicinity.

There are no properties that are adversely affected if the larger size is allowed.

RECOMMENDATION:

Hold the public hearing and approve the request for a larger sign for the Family Fare sign.

CITY OF MARSHALL, MICHIGAN

ORDINANCE #2025-3

PREAMBLE

AN ORDINANCE TO AMEND CITY OF MARSHALL ZONING CODE, REPEAL OF CHAPTER 5.0 SITE STANDARDS, SECTION 5.1, SIGNS, THE ADDITION OF ARTICLE 9, SIGNS, TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF, AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE CITY OF MARSHALL HEREBY ORDAINS:

Section 1. Title and Purpose. This Ordinance shall be titled as the "Sign Ordinance Revision."

The purpose of this ordinance is to amend the City of Marshall Zoning Ordinance through a revision of the sign ordinance. The ordinance will result in the deletion of Section 5.1 and the addition of Article 9, Signs.

Section 2. Repeal Section 5.1- Signs. That Chapter 5.0, Site Standards of the Marshall City Zoning Code be amended as follows, Section 5.1, Signs is hereby repealed.

Section 3. Addition of Article 9- Signs. That Article 9.0, Signs be added to the Marshall City Zoning Code as follows:

9.01 Intent

These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by the city, county, state or federal government agencies are not regulated by this Section. The execution of these regulations recognizes that the purpose of this Chapter is to protect the interest of public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication and advertising. To achieve such purposes, the following objectives shall be applied for this Chapter and any future additions, deletions and amendments:

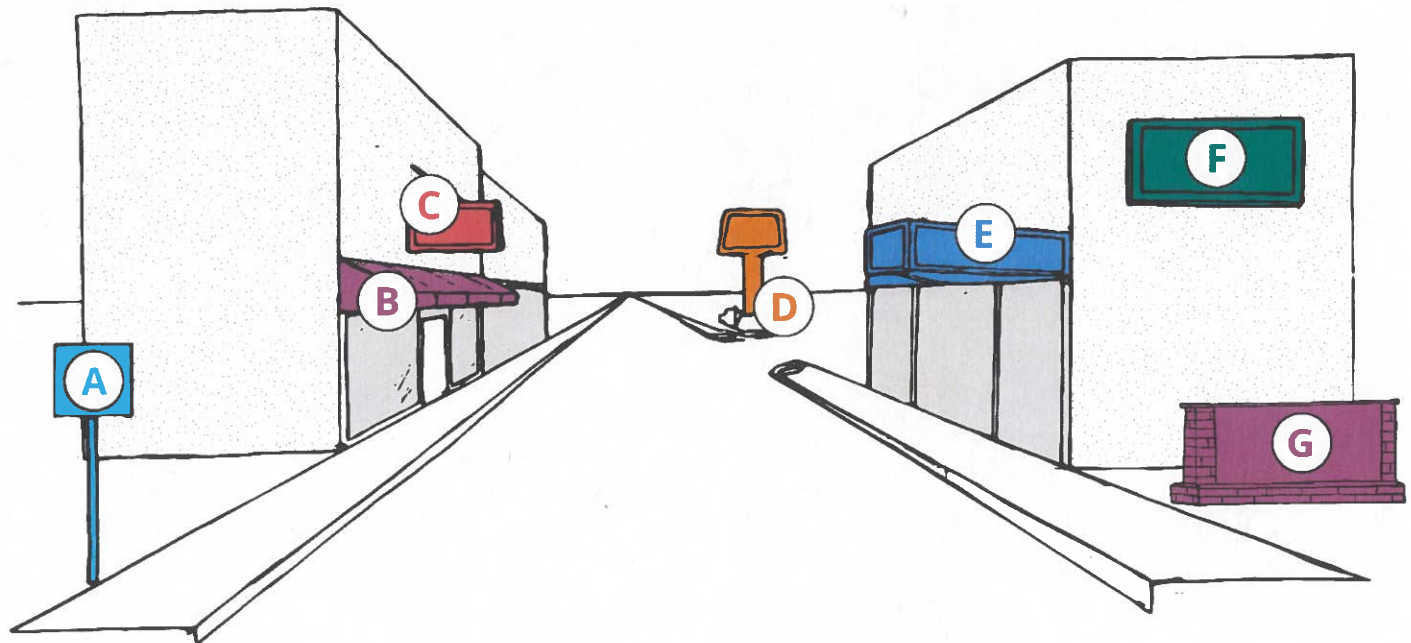
1. **General.** Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
2. **Public Safety.** Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
3. **Protect Aesthetic Quality of Districts and Neighborhoods.** Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views, preventing

intrusion of commercial messages into non-commercial areas, and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass and skyglow through a selection of fixture type and location, lighting technology and control of light levels.

4. **Content.** Respect constitutional rights and to allow signs as a means of communication.
5. **Reduce Conflict.** Reduce conflict among signs and between public and private information systems.
6. **Business Identification.** Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
7. **Foster Economic Development.** Ensure that signs are located in a manner that does not cause visual clutter, blight and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the City.
8. **Recognize Unique Areas.** Acknowledge the unique character of certain districts and establish special time, place and manner regulations that reflect the unique aesthetic, historical and/or cultural characteristics of these areas.

9.02 Definitions

Common Sign Types Illustration



- | | | | |
|---------------------------|--------------------------|-----------------------|----------------------|
| A Directional Sign | C Projecting Sign | E Marquee Sign | G Ground Sign |
| B Awning | D Pylon/Pole Sign | F Wall Sign | |

1. **Sign.** Any surface, device, letter, word, model, balloon, pennant, insignia, emblem, logo, icon, painting, placard, poster, flag or representation, illuminated or non-illuminated,

which is visible from a public place, including, but not limited to, highways, streets, alleys or publicly-owned property, or is located on private property and exposed to the public, which directs attention to a product, service, place, activity, person, institution, business or constitutes a solicitation. For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

2. **Abandoned Sign.** A permanent sign erected on a property in conjunction with a particular use which has been discontinued for a period of 180 days or longer or a sign with content pertaining to a time, event or purpose which no longer applies.
3. **Address Sign.** A sign depicting the street number of the property on which it is located.
4. **Animated Sign.** A changeable copy sign where the information conveyed changes more than once per minute. Any sign that uses movement, projection, or change of lighting, LED, or other electrical impulses to depict action, moving pictures, or create a special effect.
5. **Awning.** A roof-like cover, typically constructed of canvas, vinyl or similar fabric stretched over a framework, that projects from the wall of the building for the purpose of shielding a doorway, a window or pedestrians from the elements.
6. **Awning Sign.** A permanent sign painted on, printed on or attached flat against the surface of an awning.
7. **Balloon Sign.** A type of portable sign filled with air or gas.
8. **Banner Sign.** A temporary sign constructed of cloth, fabric or other similar material with or without a structural frame. A national flag of the United State of America, the State of Michigan flag, the City of Marshall municipal flag, the official flag of any religious, institutional or business establishment, or displays for holidays or public events shall not be considered banner signs.
9. **Barber Pole Sign.** A permanent sign attached to the building in a vertical cylinder shape with moving and/or alternating colors.
10. **Base.** The bottom portion of a permanent sign that is typically required for support.
11. **Billboard Sign.** A permanent sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located.
12. **Changeable Copy Sign.** A permanent sign, electrical or non-electrical, on which the copy changes automatically or is designed to allow the copy to be changed manually while the surface of the sign remains unchanged, such as electronic time and temperature units or reader boards with changeable letters. A sign on which the copy changes more than once per minute shall be considered an animated sign.
13. **Construction Sign.** A temporary sign located on a parcel with a current building permit on which construction is occurring.
14. **Directional Sign.** A temporary or permanent sign that displays a message related to a product, activity, event or service and commonly includes an arrow or other directional means to assist in determining a correct route to an entrance, event or parking area.
15. **Double Faced Sign.** Signs with two (2) parallel or nonparallel sign surfaces not more than twenty-four (24) inches apart at any point on the opposite face.
16. **Dwell.** Time a sign is to be motionless for a certain interval during operation.

17. **Electronic Illuminated Changeable Copy Signs.** A type of changeable copy sign consisting of LED or other light sources used for electronic screens where digitally formatted displays are presented as changeable copy.
18. **Feather (or Flutter) Sign.** Any sign that is comprised of material that is suspended or attached in such a manner to a pole or stake as to attract attention by waving, moving or fluttering from natural wind currents. It also includes similar signs that do not move or flutter.
19. **First Floor Building Area.** On a single-story building, the area of an exterior building wall below the roof or eave line. On multi-story buildings, the area of an exterior building wall below the first-floor cornice or window sill of the second-floor window if no cornice is present.
20. **Flag Sign.** A permanent or temporary sign made of a rectangular piece of fabric of distinctive design used as a symbol or signaling device that includes the official insignia or flag of the United State of America, the State of Michigan the City of Marshall or that of any religious, institutional or business establishment.
21. **Freestanding Sign.** A permanent sign attached to or supported by a post(s), pole(s), base or the like and not attached to a building. Freestanding signs include pylon and ground signs.
22. **Ground Sign.** A sign extending upward from grade that is attached to a permanent foundation for a distance of not less than fifty (50) percent of its length, and which may be attached or dependent for support from any pole, posts or similar uprights provided such supports are concealed within the sign structure.
23. **Historical Marker.** A sign, monument or marker designating a location or structure of historical significance, on a site approved by the city, state or federal government is exempt from regulation by this Chapter.
24. **Maintenance.** The cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.
25. **Marquee.** Any permanent roof like structure projecting from a building or extending along and projecting beyond the wall of the building generally designed and constructed to provide protection from weather.
26. **Marquee Sign.** A permanent sign attached to any part of a marquee other than the roof.
27. **Mural.** A permanent design or representation painted or drawn on a wall that does not advertise a business, product, service or activity.
28. **Nameplate Sign.** A permanent sign affixed to the wall of a building or incorporated into the façade of the building. Examples include, but are not limited to, the name of the building and date of construction or opening.
29. **Nonconforming Sign.** A temporary sign or permanent sign which lawfully existed at the effective date of this Chapter, or any amendment thereto, does not conform to all of the current requirements of this Chapter.
30. **On-Premises Sign.** A temporary sign or permanent sign which pertains to the use of the premises on which it is located.
31. **Pennant Sign.** A sign, with or without a printed design or text, made of flexible materials suspended from one (1) or two (2) corners, used in combination or on a cable or other similar support with other such signs to create the impression of a line.

32. **Permanent Sign.** Any sign of durable material permanently anchored or secured to a building, accessory structure or the ground.
33. **Portable Sign.** A temporary sign designed to be moved from place to place, whether or not it is attached to the ground or a structure.
34. **Projecting Architectural Feature.** Elements such as cornices, eaves and overhangs, canopies, porches, bay windows and chimneys that are attached to or project out from the main building walls below the roof.
35. **Projecting Sign.** A permanent sign attached to a building which extends from the building toward the street.
36. **Pylon (or Pole) Sign.** A sign supported by one (1) or more poles, posts, braces or pylons located in or upon the ground and not attached to a building.
37. **Roof Sign.** A temporary sign or permanent sign erected upon, against or directly above a roof or on top of or above the parapet of a building, or signs where any portion of the sign extends above the roof of the building where the sign is located. Projecting architectural features, as defined in this Chapter, shall not be considered part of the roof.
38. **Sandwich Board Sign.** A temporary sign containing two (2) separate faces which are attached to one another at the top by one (1) or more hinges or fasteners and which when placed upon the ground will stand upright without any additional support.
39. **Sign Copy.** Any written characters, emblems, logos, images or projections meant to promote, advertise, or otherwise call attention to a business, cause, location, organization or event.
40. **Snipe Sign.** An off-premises sign that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or to other objects.
41. **Temporary Sign.** A sign erected for ninety (90) days or less for a specific purpose or event, which is not intended to be permanent, and is not otherwise defined in this Article.
42. **Wall Sign.** A permanent sign painted on, incorporated in or attached directly to a building wall, window or projecting architectural feature with the exposed face of the sign in a plane parallel to the building wall, window or projecting architectural feature. A mural shall not be considered a wall sign.
43. **Warning Sign.** See incidental sign.
44. **Water Tower Sign.** A permanent sign attached to a water tower.
45. **Window Sign.** A temporary sign or permanent sign; picture, symbol or combination thereof that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.
46. **Yard Sign.** A sign of relatively impermanent construction manually placed in a yard and typically intended to announce or advertise an infrequent event such as, but not limited to, a garage sale; or to support a political candidate or political position; or the sale or rental of real property.

9.03 General Sign Regulations

1. **General Requirements.** The following regulations shall apply, unless otherwise specifically stated in this Chapter, to all signs erected or located in any zoning district within the City.
 - A. All signs shall conform to all applicable codes and ordinances of the City, and where required, shall be approved by the Zoning Administrator or their designee according to the requirements of Section 9.15.
 - B. Signs not visible from any street, alley or publicly-owned property are exempt from the provisions of this Chapter and do not require a sign permit.
 - C. A sign shall not be placed in, upon or over any public street, public right-of-way, alley or other publicly-owned land, except as otherwise expressly permitted by this Chapter.
 - D. Only signs established and maintained by the City, county, state or federal governments, or expressly permitted by this Chapter shall be permitted in a public street right-of-way, dedicated public easement or upon publicly-owned land.
 - i. Other government agencies may be allowed to erect temporary signs within a public street right-of-way, dedicated easement or upon publicly-owned land with approval by City Manager or designee.
 - E. No public or commercial pole, utility pole or other supporting member located in a public right-of-way shall be used for the placement of any sign unless specifically designed and approved for the use.
 - F. No sign shall be located on or attached to any tree or other natural feature.
 - G. A sign shall not be erected in any place where it may, by reason of its position, shape, color or other characteristic, interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, obstruct the view of any intersection or entrance to any public street or alley, or constitute a public nuisance.
 - H. No sign shall employ animated or moving parts, except as otherwise permitted in this Section.
 - I. No sign shall employ any flashing, moving, oscillating, blinking or variable intensity light; except as otherwise provided for in this Chapter.
 - J. No sign shall exhibit statements, words or pictures of an obscene or pornographic nature.
 - K. No sign shall emit a sound, odor or visible matter such as smoke or vapor.
 - L. All signs, except billboards, with a sign height of greater than two (2) feet shall be set back the lesser of three (3) feet from a street right-of-way line or fifteen (15) feet from any front, side or rear property line unless attached to a building or permitted within the public street right-of-way.
 - M. Signs affixed to the ground shall not obstruct vision above a height of two (2) feet from the established street grades within a clear vision zone. A clear vision zone is the triangular area formed by the intersection of any street right-of-way lines and a point along each right-of-way line twenty-five (25) feet from the point of the intersection.

- N. All signs, except directional signs, awning signs, wall signs and window signs, must be set back fifteen (15) feet from the intersection of the edge of an access drive and a street right-of-way line.
- O. Signs required by any federal, state or municipal statute or ordinance shall be exempt from the provisions of this Chapter and shall not be included when calculating sign area.
- P. Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports. If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within thirty (30) days of the property becoming abandoned.
- Q. A minimum ten (10) foot horizontal separation shall be maintained between any sign and any overhead utility. The nearest part of any sign, including support structures shall be at least four (4) feet from any electrical conductor, electric light pole, road lamp, traffic light or other public utility pole or standard.
- 2. **Substitution.** Any commercial message lawfully established on a sign may be replaced with a non-commercial message provided that the regulations of this Article are otherwise met.
- 3. **Historic Painted Signs.** A historic business sign that was previously painted on the side(s) of a building prior to adoption of this ordinance shall be permitted to remain and to be maintained in its original design, colors and materials. A historic painted sign shall not be altered without the approval of the Zoning Administrator.

9.04 Signs Not Requiring a Permit

The following signs shall be permitted without a permit, pursuant to the applicable regulations in this Section:

- 1. **Address Signs.** Address signs shall comply with the requirements of Chapter 95 and shall be visible and legible from the right-of-way.
- 2. **Permanent directional signs.** Permanent directional signs are permitted in non-residential zoning districts.
 - A. The maximum height of an on-premises directional sign shall be six (6) feet.
 - B. The number of directional signs per parcel shall not exceed five (5).
 - C. Permanent directional signs shall not exceed four (4) square feet in area.
- 3. **Flag Signs.** Flag signs are permitted in all zoning districts.
 - A. Flag signs shall not exceed forty (40) square feet in residential districts.
 - B. Flag signs shall not exceed eighty (80) square feet in commercial or industrial zoning districts.
 - C. Flag signs shall be displayed in one (1) of two (2) ways:
 - i. Affixed to a permanent pole affixed to the ground. Pole shall not exceed twenty-five (25) feet in height.
 - ii. Affixed to a permanent or temporary pole that is attached to a mounting point on the ground floor exterior wall of a building. Where such a flag sign extends

- over a sidewalk, there shall be not less than eight (8) feet of clearance from the lowest part of the flag to the surface of the sidewalk.
- iii. Flag signs shall be maintained in good condition.
 - iv. Up to three (3) flag signs are permitted per parcel, provided that in no case shall the total area of all flag signs exceed 160 square feet.
4. **Murals.** Murals are permitted in the B-2, B-3, B-4 and POSD districts, as well as the River District overlay district.
 5. **Nameplate Signs.** Nameplate signs are permitted in all districts.
 - A. Nameplate signs shall not exceed two (2) square feet in area.
 - B. Nameplate signs shall be mounted on the ground floor of the façade where the primary entryway is located.
 6. **Sandwich Board Signs.** Sandwich board signs are permitted in the B-2, B-3, B-4 and HCHSD districts and do not require a sign permit. Sandwich board signs must meet the following standards:
 - A. One (1) sandwich board sign shall be permitted per business in a building, provided that the spacing standards below are met.
 - B. Sandwich board signs shall not exceed twelve (12) square feet in area per side.
 - C. The height of a sandwich board sign shall not exceed four (4) feet.
 - D. The width of a sandwich board sign shall not exceed three (3) feet.
 - E. Sandwich board signs shall not be illuminated.
 - F. Sandwich board signs shall be located a minimum of three (3) feet from the back of curb of the adjacent street or maneuvering lane.
 - G. Sandwich board signs shall not impede pedestrian access to buildings or interfere with pedestrian movement on a public sidewalk.
 - H. Sandwich board signs shall not be moored or anchored to any object but shall be designed or weighted to prevent instability or movement by wind or other natural forces.
 - I. Sandwich board signs shall be placed as near to the entryway of the promoted establishment as possible, and not further than ten (10) horizontal feet from the center of the entryway, as measured along the building façade.
 - J. Sandwich board signs shall be permitted only during operating business hours or from the hours of 8:00am to 10:00pm, whichever is less, and must be stored inside when the establishment is not open to the general public.
 - K. Sandwich board signs shall not include moving parts or attachments, including, but not limited to, balloons, pinwheels, streamers, pennants, flags or similar adornments.
 - L. Sandwich board signs must be professionally constructed of weather-proof, durable material and kept in good repair.
 7. **Temporary Signs.** Temporary signs do not include banners, yard signs, construction signs, prohibited signs, or other sign types otherwise defined in this Article.
 - A. **Temporary Signs in Residential Districts.**
 - i. Temporary signs, shall not exceed three (3) feet in height.
 - ii. Properties with a principal residential use may erect a single temporary sign not exceeding six (6) square feet in area.

- iii. Properties with non-residential use may erect one (1) temporary sign per frontage. The total area of all temporary signs displayed concurrently on one (1) parcel shall not exceed twenty-four (24) square feet.
 - iv. Temporary signs shall not be placed on the exterior wall of a residential structure or accessory structure.
- B. Temporary Signs in Non-Residential Districts.
 - i. Temporary signs shall not exceed six (6) feet in height.
 - ii. No temporary sign shall exceed six (6) square feet in area.
 - iv. The total area of all temporary signs displayed concurrently on one (1) parcel shall not exceed thirty-two (32) square feet. Temporary signs shall not be placed within the clear vision triangle.
- 8. **Feather Signs.** Feather or Teardrop signs are temporary signs permitted in residential districts for less than 48 hours and less than 90 consecutive days in commercial districts. Feather signs must meet the following standards:
 - A. No more than one (1) such sign shall be displayed concurrently on any property or parcel.
 - B. The maximum area of a feather sign is thirty-two (32) square feet. Feather signs are not included in the computation of maximum permanent sign area for a site.
 - C. The maximum height of the sign is ten (10) feet.
 - D. Feather signs in commercial districts shall be removed within two (2) days of the conclusion of the advertised event.
 - E. No zoning lot shall display a feather sign for greater than 126 days in a calendar year.
- 9. **Water Tower Signs.** Water tower signs are permitted on any water tower.
- 10. **Window Signs.** Window signs are permitted in the B-2, B-3, B-4, POSD, FS, I-1, I-2, I-3, and HCHSD districts. Window signs must meet the following standards:
 - A. The total area of all window signs shall not exceed 25 percent of all ground floor window area or twenty-five (25) percent of the window to which the sign is affixed.
 - B. Window signs must be located in such a manner as to allow for clear visibility into the building and visibility of the checkout area of the building if the use is retail in nature.
 - C. The total area of all window signs shall not exceed the maximum wall sign area permitted on the building.
 - D. Window signs include all signage positioned near or applied to a window and visible from the public right-of-way or property line, including, but not limited to, signs painted directly onto the window pane, decals, static clings and posters placed in a window. Sign area shall be calculated to the fullest extent of the limits of sign copy, regardless of the opacity of the window sign.
- 11. **Yard Signs.** Yard signs are permitted in all zoning districts and do not require a sign permit. Yard signs must meet the following standards.
 - A. One (1) yard sign is permitted per frontage.
 - B. Additional yard signs are permitted during a time period of thirty (30) days prior to an election date to seven (7) days after the election date and during times of emergency to allow businesses the ability to adequately advertise business practices.

- C. Yard signs shall not exceed four (4) square feet in area on residential property and eight (8) square feet in area on nonresidential property.
- D. Yard signs shall be setback a minimum of two (2) feet from the property line where a sidewalk is present adjacent to the parcel or a minimum of fifteen (15) feet from the curb/road edge on parcels without an adjacent sidewalk.

9.05 Prohibited Signs

Any Sign not clearly permitted by this ordinance is prohibited. The following signs are specifically prohibited:

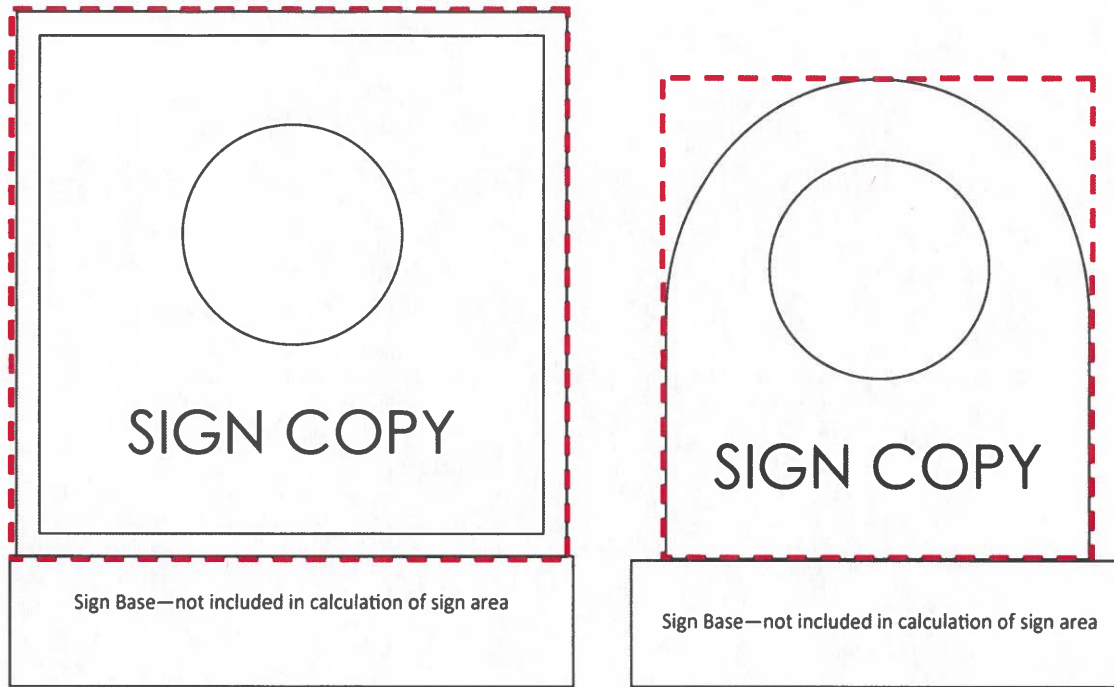
- 1. Balloon signs.
- 2. Portable signs, except as otherwise permitted in this ordinance.
- 3. Roof signs.
- 4. Snipe signs.
- 5. Pennant signs.
- 6. Any sign which requires a permit and is erected without a permit.
- 7. Any sign or sign structure which obstructs the view of, or may be confused with, a traffic directional/safety sign.
- 8. Signs which simulate or imitate in size, color, lettering or design, of any traffic sign or signal or any sign which by design or location may in any manner interfere with, mislead or confuse the public with respect thereto or obstruct the public view thereof.
- 9. Any sign that advertises a business, event or use no longer located on the same site as the sign. When a use changes, the owner shall have thirty (30) days to replace a sign that is no longer applicable to the property on which it is located. The Planning Commission may extend this time limit upon demonstration by the property owner that extraordinary circumstances exist such that application of this provision would be inequitable.
- 10. Any sign equipped to transmit sound or other forms of broadcast signals.

9.06 Measuring Sign Area and Height

- 1. **Measuring Sign Area.** The sign area shall include the surface area which encloses the extreme limits of sign copy, together with the frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
 - A. A double-faced sign, as defined in this Chapter, shall be considered as having one (1) face and the area of the one (1) face shall be included in computing the sign area.

Measuring Sign Area: Ground Sign / Pylon Sign

Area outlined in dashed red is included in total sign area calculation; includes frame around the display area and the maximum extent of areas meant to distinguish the sign from its background.



2. **Measuring Sign Height.** Sign height shall be the vertical distance measured from the point of ground immediately beneath the sign to the highest point of the sign, including decorative embellishments. Where the ground elevation beneath a sign varies, the average grade of the ground within a five (5) foot radius of the sign structure shall be used. The average grade shall be the highest point within said radius plus the lowest point within said radius, divided by two (2). Any filling, berming, mounding or excavating solely for the purpose of locating the sign shall not be included in the calculation of average grade.
3. **Measuring Base Height.** Base height shall be the vertical distance measured from average grade (as described in Sign Height description) to the top of Sign Base. Where the ground elevation beneath a sign varies, the average grade of the ground within a five (5) foot radius of the sign structure shall be used. The average grade shall be the highest point within said radius plus the lowest point within said radius, divided by two (2). Any filling, berming, mounding or excavating solely for the purpose of locating the sign shall not be included in the calculation of average grade. Maximum Base Height in all locations is 24 inches.

9.07 Illumination of Signs

1. Where illumination of Signs is permitted by this ordinance, three (3) methods of illumination are permitted:

- A. Internal Illumination. Where a sign is internally illuminated, no portion of the surface of the sign shall be transparent.
- B. External Illumination. Where a sign is externally illuminated, the source of illumination shall be directed downward and shielded from directing glare onto neighboring properties or into the public right-of-way.
- C. Halo Illumination (Backlighting). Where a sign is backlit, forming a halo of light around the sign copy on the surface behind the sign, the source of illumination shall not be visible from neighboring properties or the public right-of-way.

9.08 Changeable Copy Signs

Changeable Copy Signs are permitted as follows:

1. Any changeable copy area shall be part of a billboard, permanent ground or pylon sign, except in the B-3 district, where the Planning Commission may permit changeable copy areas on wall signs and marquee signs. Animated signs and electronic changeable copy signs are prohibited in the B-3 zoning district. Changeable copy billboards are prohibited in all but the I-3 district.
2. The changeable copy sign area of any sign not classified as a billboard shall not exceed two-thirds (2/3) or sixty-seven percent (67%) of the permitted sign area and must be integrated into the design of the overall sign.
3. The changeable copy sign area shall be counted as part of the total sign area allowed.
4. Light level and illumination requirements:
 - A. The illumination average of any electronic sign shall be no more than 5,000 nits during daylight hours and shall be reduced to no more than 150 nits from a half hour before sunset to a half hour after sunrise.
 - B. The luminance shall be controlled to not create glare, hazards or nuisances.
 - C. All electronic changeable copy signs shall have installed ambient light monitors that automatically adjust the brightness level of the electronic sign based on ambient light conditions. At no time shall light levels exceed 0.3 foot-candles of light above the normal ambient light level.
 - D. All electronic changeable copy signs shall be equipped with a properly functioning default mechanism that will stop the sign display on one message or image and reduce the luminance level to 150 nits should a malfunction occur.
 - E. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or simulate similar movements that could be disorienting or distracting to motorists or pedestrians.
 - F. In non-residential zoning districts, the rate of change for an electronic changeable copy sign shall not exceed once (1) per twelve (12) seconds where the speed limit is less than forty-five (45) miles per hour and once (1) per ten (10) seconds where the speed limit is forty-five (45) miles per hour or greater.
 - G. Billboards in I-3 zoning districts, the rate of change for an electronic changeable copy sign shall not exceed once (1) per ten (10) seconds where the speed limit is

less than forty-five (45) miles per hour and once (1) per eight (8) seconds where the speed limit is forty-five (45) miles per hour or greater. If location requires Michigan Department of Transportation billboard permitting, the more stringent requirements will dictate.

5. Animated signs shall be subject to the following:
 - A. Animated signs shall be turned off from midnight to 5:00 a.m.; excluding businesses open during this time period. During this time, if on, the sign message must be static.
 - B. Animated signs are limited to reader board type that displays still images, scrolling images or moving images, including video and animation. Television type animated signs are not allowed.
 - C. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or simulate similar movements that could be disorienting or distracting to motorists or pedestrians.
 - D. In non-residential zoning districts, the rate of change for an electronic changeable copy sign shall not exceed once (1) per twelve (12) seconds where the speed limit is less than forty-five (45) miles per hour and once (1) per ten (10) seconds where the speed limit is forty-five (45) miles per hour or greater.
 - E. Billboards in I-3 zoning districts, the rate of change for an electronic changeable copy sign shall not exceed once (1) per ten (10) seconds where the speed limit is less than forty-five (45) miles per hour and once (1) per eight (8) seconds where the speed limit is forty-five (45) miles per hour or greater. Where location requires Michigan Department of Transportation billboard permitting, the more stringent requirements will dictate.
 - F. Animated signs are prohibited in a yard that directly abuts or is across the street from a residential property.
6. Electronic changeable message signs located within a residential zoning district, or having a sign face that is oriented toward a residential district, whether animated or not, shall be turned off between 9:00 p.m. and 6:00 a.m.
7. No electronic or animated signs are permitted on properties with a principal residential use.
8. The Zoning Administrator reserves the right to require current documentation of the luminance and dwell of any sign on an annual basis.
 1. Luminance shall be determined by a calibrated luminosity meter, operated by a qualified lighting professional following the instruments manufacturer's instructions.
 2. The measurement of luminance shall be taken from the nearest roadway perpendicular to the sign.
 3. The measurement of luminance shall include the measurement of an all-white displayed by the sign to evaluate the worst-case condition.

9.09 Standards for Permanent Signs Requiring a Permit

The following table provides a summary of dimensional requirements for signs that require a permit and for which dimensional standards vary by zoning district. Additional standards for each sign type are contained in Section 9.10.

In the event of inconsistency between this table and the standards elsewhere in this Article, the standards elsewhere shall control.

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
R-1, R-2 and R-3 districts				
Ground	24 sq. ft.	4 feet	1	-
	Permitted for non-residential uses only, except that a ground sign may be permitted at a subdivision, condominium development or multiple family residential street entrance.			
MFRD, MHPD and POSD districts				
Awning (POSD only)	12 sq. ft.	N/A	1 per awning	-
Ground	32 sq. ft.	4 feet in MFRD and MHPD; 9 feet in POSD	1 per frontage on a major thoroughfare	-
Wall	Total 5% of first floor building elevation, up to 60 sq. ft.	Must be located on the first-floor building elevation	1 per frontage	9.10.6
B-3 district				
Awning	12 sq. ft.	N/A	1 per awning	-

9.09 Permanent Signs Requiring a Permit

Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
Marquee	25% of first-floor building elevation, up to 60 sq. ft.; electronic signs are prohibited	Shall not project above the eave or roofline of the marquee	1 per street frontage	9.10.3
Projecting	12 sq. ft.	Shall not project above the first-floor building elevation	1 per building; 1 per tenant for multi-tenant buildings	9.10.4
Wall	10% of first-floor building elevation, up to 60 sq. ft.; electronic signs are prohibited	Shall not project above the first-floor building elevation	1 per frontage	9.10.6
B-2 and B-4 districts				
Awning	12 Square Feet	N/A	1 per awning	-
Marquee	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline if the marquee	1 per street frontage	9.10.3
Ground	32-sq. ft.; 48 sq. ft. for multi-tenant centers, 48 total sq. ft. for multiple signs	8 feet	1 per frontage on a major thoroughfare	-
Projecting	12 sq. ft.	Shall not project above the first-floor building elevation	1 per building; 1 per tenant for multi-tenant buildings	9.10.4
Wall	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
FS district				
Awning	12 sq. ft.	N/A	1 per awning	-
Ground	48 sq. ft.; 72 sq. ft. for multi-tenant centers, 72 total sq. ft. for multiple signs	9 feet	1 per frontage on a major thoroughfare	9.09.3 9.09.4
Pylon	100 sq. ft.	30 feet	1	9.09.7
Wall	Total of 25% of first-floor building elevation, up to 150 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6
I-1, I-2 and I-3 districts				
Awning	12 sq. ft.	N/A	1 per awning	-
Billboard	200 sq. ft.; up to 25% changeable copy	20 feet	1 per 1,000 feet of right-of-way frontage	-
	Billboard signs are allowed in I-3 zoning only. A billboard sign shall be located at least 1,000 feet from any other billboard sign. Billboards shall be set back a minimum of 3 feet and no more than 10 feet from the right-of-way.			
Marquee	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline of the marquee	1 per frontage	9.10.3

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
Ground	48 sq. ft.; 72 sq. ft. for multi-tenant centers, 72 total sq. ft. for multiple signs	9 feet	1 per frontage on a major thoroughfare	-
Wall	Total of 25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6
HCHSD district				
Awning	12 sq. ft.	N/A	1 per awning	-
Marquee	25% of marquee surface, up to 10 sq. ft.	Shall not project above the eave or roofline of the marquee	1 per frontage	9.10.3
Ground	250 sq. ft, total of all signs	11 feet	No limit: total sign area shall not exceed 250	-
Wall	Total of 5% of first-floor building elevation, up to 250 sq. ft.	Shall not project above the eave or roofline	No limit: total sign area shall not exceed 250 sq ft	9.10.6

9.10 Additional Regulations for Signs Requiring a Permit

1. **Banner Signs.** Banner signs are temporary signs permitted in commercial and industrial zoning districts following issuance of a sign permit. Banner signs must meet the following standards:
 - A. No more than five (5) such signs shall be displayed for any given event or purpose.
 - B. No more than one (1) such sign shall be displayed concurrently on any property or parcel.
 - C. The maximum area of a banner sign is thirty-two (32) square feet. Banner signs are not included in the computation of maximum permanent sign area for a site.
 - D. Where a banner sign is not attached to a building, the maximum height of the banner is six (6) feet.

- E. Banner signs shall be removed within two (2) days of the conclusion of the advertised event.
 - F. In no event shall a banner sign remain posted for more than forty-two (42) days.
 - G. No zoning lot shall display a banner sign for greater than 126 days in a calendar year.
2. **Construction Signs.** Construction signs are temporary signs permitted in all districts following the issuance of a sign permit. Construction signs must meet the following standards:
 - A. One (1) construction sign is permitted per site.
 - B. Construction signs shall have a maximum height of six (6) feet.
 - C. Construction signs shall not exceed thirty-two (32) square feet in size in non-residential districts or twelve (12) square feet in residential districts.
 - D. Construction signs shall not be erected until a building permit is obtained for the project, if required, or until construction begins, whichever is later.
 - E. Construction signs shall be removed when construction is complete.
 3. **Marquee Signs.** Marquee signs are permitted subject to the following:
 - A. A maximum of two (2) sides of a marquee may feature a sign.
 - B. Marquee signs shall not project more than twelve (12) inches from the mounting surface.
 - C. Marquee signs are permitted only for non-residential uses.
 4. **Projecting Signs.** Projecting signs are permitted in non-residential zoning districts, subject to the following:
 - A. Number allowed:
 - i. One (1) sign per side per public entrance excluding alley sides. A single sign may advertise multiple businesses or entities or communicate other messages.
 - B. Locations, size, lighting and height restrictions:
 - i. Projecting signs shall not project more than thirty-six (36) inches from the face of the building or wall.
 - ii. Signs shall maintain a minimum clearance of eight (8) feet from the sidewalk to the bottom of the sign.
 - iii. Projecting signs shall be mounted a minimum of four (4) feet from each building edge or lot line as defined by a common wall between the businesses.
 - iv. Projecting signs shall not be free swinging, so as to pose a danger to the public during high winds.
 - v. Projecting signs shall not be lighted, internally or externally.
 - vi. Where an establishment fronts on two (2) or more streets, a projecting sign shall only be permitted on the frontage where the main entryway is located.
 - C. Right-of-Way Encroachment
 - i. A projecting sign may extend over a public sidewalk or within a right-of-way with an additional right-of-way permit from the City of Marshall.
 5. **Pylon Signs.** Pylon signs are permitted in subject to the following:
 - A. No portion of the sign area shall be within nine (9) feet of the ground.
 - B. No portion of the ground support shall exceed a combined width of thirty-six (36) inches.

- C. Sign area for a multi-tenant commercial development may be increased by following the Planned Sign Program requirements but shall not exceed two hundred (200) total square feet in area.
6. **Wall Signs.** Wall signs are permitted subject to the following:
- A. Wall signs shall not project outward from the surface of the wall more than twelve (12) inches.
 - B. Wall signs are not permitted for single-family residential uses.

9.10.6 Maximum Wall Sign Area						
	R1, R2, R3	MFRD, MHPD & POSD	B-3	B-2, B-4, FS	I-1, I-2, I-3	HCHSD
Maximum wall sign area	N/A	60 sq. ft.	60 sq. ft.	100 sq. ft.	100 sq. ft.	250 sq. ft.

9.11 District-Specific Regulations

1. **R1, R2, R-3, MFRD, MHPD, B-3.** Home occupations located in single family dwelling units shall be permitted a single nameplate sign, to be affixed on the ground floor of the street-facing façade. No other signs shall be permitted for any single-family dwelling unit. Home occupations located in attached or multi-family dwelling units are not permitted a sign.
2. **River District Overlay.** Live/work units shall be permitted a single nameplate sign.

9.12 Vintage Sign Design

1. **Purpose and Intent.** The purpose of allowing vintage sign designs is to support and reinforce the existing character of the City of Marshall's downtown business district. New signs that present as a vintage sign should contribute to the historic and architectural character of the property, block and business district.
2. **Sign Types.** Eligible vintage sign designs may apply to wall signs and projecting signs.
3. **Procedure.** The Planning Commission shall have the authority to waive sign size and placement requirements and may allow the use of exposed standard neon tubing for vintage signs, provided that the applicant fulfills the requirements of this Section.
 - A. **Eligibility.** Only commercial properties within the B3 zoning district may request a vintage sign design.
 - B. **Planning Commission Public Hearing.** The Planning Commission shall review the application for a vintage sign design at its regular meeting upon publishing a notice and notifying property owners pursuant to Section 103 (General Provisions) of the Michigan Zoning Enabling Act (P.A. 110 of 2006).
 - C. **Application.** Applications for a vintage sign design shall include, at a minimum, the following materials:
 - i. A narrative description indicating:

- a. A statement demonstrating that the eligibility requirements are met.
 - b. The general design intent for proposed sign.
 - c. A description of how the sign is coordinated with building architecture and compatibility with the surrounding development context.
 - d. A demonstration of how the requested vintage sign design fulfills the Standards for Approval.
- ii. The proposed location, types, heights and size of the signs, indicated on scaled plans and/or building elevation drawings.
 - iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.
- D. **Standards for Approval.** The Planning Commission may approve a vintage sign design provided the following criteria are met:
- i. The applicant has provided examples or likenesses of vintage signs that demonstrate a specified historical period, and the applicant has sufficiently described how the new proposed sign design should be regarded as having a "vintage" design.
 - ii. The proposed sign design is complementary to existing signage within the district and reinforces the historic context of downtown Marshall.
 - iii. The sign design does not confuse drivers, pedestrians or bicyclists as to the location of any businesses or uses.
 - iv. The placement of the sign will not conceal architectural details of the building, substantially block views of adjacent buildings or create a nuisance for upper-level users.
 - v. The proposed sign 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 development, use or enjoyment of adjacent properties.
4. **Conditions.** The Planning Commission may, in its consideration of a larger sign than would otherwise be permitted, require the removal of existing signage on a building, set a maximum total amount (square footage) of allowable signage for a site, and/or impose other conditions as necessary to ensure signage is cohesive with the district's context.
5. **Approval.** Once approved, no other application for an additional vintage sign may be approved for the same property. The sign shall not be altered in any way except as may be necessary for necessary maintenance or in the instance of a renaming. If the message on the sign must be altered, the Zoning Administrator may approve such a change provided the shape, size and style of lettering is the same or smaller. If a vintage sign approved by the Planning Commission is removed, any subsequent sign shall meet the requirements of this Article.

9.13 Planned Sign Program

- 1. **Applicability.** The Planning Commission may review and approve a Planned Sign Program for signs in a commercial or industrial zoning district.
- 2. **Purpose.** The purpose of a Planned Sign Program is to allow a greater degree of flexibility in sign design and display in cases where strict compliance with the

requirements of this Article may not be feasible. Further, a Planned Sign Program is intended to be used for multiple signs for large project development areas and integrated complexes to ensure that the requested signs function in a coordinated fashion to meet the general intent for signs in the zoning district.

3. **Intent.** This Section shall not be used to circumvent the variance process or to simply permit larger, more visible, or additional signs than may otherwise be permitted by this Article, without any consideration for unique sign design and display or other conditions.
4. **Procedures.** The Planning Commission shall have the authority to approve alternative requirements for sign design, number, type, size, height, location and lighting, provided that the applicant fulfills the requirements of this Section.
 - A. **Eligibility.** A Planned Sign Program may be approved only for project sites larger than one (1) acre in size.
 - B. **Planning Commission Public Hearing.** The Planning Commission shall review the application for a Planned Sign Program at its regular meeting upon publishing a notice and notifying property owners pursuant to Section 103 (General Provisions) of the Michigan Zoning Enabling Act (P.A. 110 of 2006).
 - C. **Application.** Applications for a Planned Sign Program shall include, at a minimum, the following materials.
 - i. A narrative description indicating:
 - a. A statement demonstrating that the eligibility requirements are met.
 - b. The general design intent for proposed signs.
 - c. A description of how the signs are coordinated with proposed building architecture and compatibility with the surrounding development context.
 - d. A demonstration of how the requested Planned Sign Program fulfills the Standards for Approval.
 - ii. The proposed locations, types, number, heights and sizes of all signs, indicated on scaled plans and/or building elevation drawings.
 - iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.
 - iv. A clear description of the Zoning Ordinance provisions for which a modification is requested.
 - D. **Standards for Approval.** The applicant shall demonstrate, and the Planning Commission shall find, that each of the following standards are met before a Planned Sign Program may be approved.
 - i. That the Planned Sign Program would result in a more attractive aesthetic setting, improved safety, provide more convenient identification for planned users, or other similar purposes that would not be achievable without deviations from the specific requirements of this Article;
 - ii. That the location and/or physical characteristics of the applicant's property or the needs for identification are unique when compared to other similarly situated parcels in the same zoning district and in the same vicinity;
 - iii. That the proposed Planned Sign Program substantially furthers the purposes and intent of this Section; and

- iv. That approval of the Planned Sign Program would not create any adverse effects on one (1) or more properties in the vicinity.

5. Amendments.

- A. Minor modifications to a previously approved Planned Sign Program may be approved by the Zoning Administrator provided the general sign design, number of signs and dimensional requirements are maintained. Minor modifications include:
 - i. Changes in sign location of not more than five (5) feet;
 - ii. Changes to sign faces, provided that the face is no larger and materials are consistent with the approved sign; and
 - iii. Changes to landscaping and lighting.
- B. An amendment to an approved Planned Sign Program that does not qualify as a minor modification shall be reviewed by the Planning Commission using the same process as the original application.

9.14 Non-Conforming Signs

- 1. A sign lawfully erected prior to the adoption of this Article or any applicable amendment thereto which does not meet the standards of this Article may be continued as a legal non-conforming sign, except as hereinafter provided. A legal non-conforming sign shall:
 - A. Not be substantially altered in structure so as to change the shape, size, location, type or design of the sign; "substantially altered" does not refer to normal maintenance, such as painting or a change in message panels.
 - B. A non-conforming sign may remain as long as the sign is properly maintained and is not detrimental to health, safety and welfare. If damaged to an extent exceeding fifty (50) percent of its replacement cost, the sign shall not be repaired/replaced except in conformity with this Article.
- 2. If the owner of the premises on which a sign is located changes the location of a property line or sign so that a sign is rendered non-conforming, the sign must be removed or made to conform to the provisions of this Article.
- 3. If the activity, business or utilization of a non-conforming sign is communicating has been discontinued for one hundred eighty (180) days or longer, the Zoning Board of Appeals may declare the sign abandoned, following the standards in Section 7.7.6.B and require its removal or reconstruction to conform to the standards of this Article.
 - A. If a sign is declared abandoned, the owner shall have thirty (30) days to have the sign removed. If the sign is not removed within thirty (30) days, the Building Inspector may have the sign removed at the cost of the property owner.
- 4. A non-conforming sign may be replaced by another non-conforming sign of the same type and character so long as the new sign is reduced in total area by at least twenty-five (25) percent.

9.15 Administration and Enforcement

1. Enforcement.

- A. The sign provisions of this ordinance shall be administered and enforced by Zoning Administrator(s) or their designee.

- B. The Zoning Administrator(s) or their designee may enter at any reasonable time upon the premises where any sign is located. All sign violations shall be considered civil infractions. No criminal penalty shall be attached for violations except where a police officer has actually observed a criminal violation being committed.
2. **Permits.**
- A. For signs requiring a permit, the Zoning Administrator must issue a zoning permit prior to receiving a building permit to construct a sign.
- B. The zoning permit shall confirm that the sign meets the requirements of this Article and any additional requirements of the Zoning Ordinance.
- C. No person shall erect, place, relocate, alter or add to any sign for which a zoning permit is required without obtaining a building permit from the City Building Inspector. The Building Inspector may determine that certain types of signs do not require a building permit.
3. **Plans and Specifications.** No person shall erect or alter any sign for which a permit is required, except in accordance with the plans and specifications approved by the Zoning Administrator and Building Inspector.
4. **Application and Permit Fee.** Application for sign zoning permits shall show the name and address of the owner of the sign and the person responsible therefore and the location, type, sign height and sign area of the sign and shall contain a drawing or other rendering of the proposed sign. The application and permit fee shall be filed with the Zoning Administrator for investigation. If the Zoning Administrator finds that the sign conforms to all provisions of this Article and other relevant Sections of the Zoning Ordinance, a permit shall be issued. The Zoning Administrator shall make a finding within ten (10) business days of filing the application.
5. **Fees.** The fee for sign permits shall be as adopted and amended from time to time by resolution of the City Council.
6. **Inspection.**
- A. After being erected, each sign for which a permit is required, shall be approved and inspected by the Zoning Administrator for zoning compliance.
- B. If, upon any inspection by the Building Inspector or Zoning Administrator, a sign is found to be unsafe or in a condition that does not comply with the provisions of this Ordinance, the Zoning Administrator shall give notice of the condition to the owner or the person responsible. Within thirty (30) days thereafter, the necessary repairs shall be made in order to bring the sign into compliance with this Chapter.
7. **Unsafe Conditions.** If a sign is found to be in such an unsafe condition that immediate repairs or the removal thereof are required, the Building Inspector shall take such precautions as may be necessary to protect the safety of the public in the use of the streets the cost of which shall be the responsibility of the owner.
8. **Maintenance.**
- A. Signs, including the face, framing and all supports thereof, shall be kept and maintained in a safe condition, shall be adequately protected against corrosion and shall conform to all the provisions of this Ordinance.

- B. Signs which are broken, torn, bent or whose supports are broken, bent or damaged and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the Zoning Administrator and/or Building Inspector, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.
 - C. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes and in conformance with this Ordinance. Failure to comply with this Section may result in action by the Zoning Administrator or Building Inspector to rescind the permit with subsequent removal of the entire structure.
 - D. Signs shall be free from disfigured, cracked, ripped or peeling paint, poster paper or other material.
 - E. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than fifteen (15) degrees from vertical.
 - F. A sign shall not have weeds, trees, vines or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed.
 - G. An internally illuminated sign shall not be allowed to stand with only partial illumination.
9. **Nuisance.** Any sign erected or displayed without a permit or any sign which does not comply with the provisions of this Chapter shall be deemed a hazard to the safety of the public and is declared to be a public nuisance and may be abated as permitted by law.
10. **Signs within Fire Limits.** No person shall erect a lighted or mechanical sign within the fire limits of the City unless the sign and supports therefore be entirely constructed of fire-resistant materials and complies with the provisions of the City's Fire Code.
11. **Obstruction Hazard.** No person shall erect, display or maintain any sign which obstructs any fire escape, building entrance or public passage, or at a horizontal distance of less than ten (10) feet from any fire hydrant or traffic light.
12. **Appeals.** The Zoning Board of Appeals is authorized to hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision or determination made in connection with the enforcement of this Article. The Zoning Board of Appeals shall also have the power to authorize a variance from the strict application of this Section following the procedures contained in Section 7.8 of the Zoning Ordinance.

Section 4. Severability. It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety, and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.

Section 5. Savings Clause. Except as specifically amended herein, all other provisions of the Marshall Zoning Ordinance shall remain in full force and effect.

Section 6. Conflicting Ordinance and Code Provisions Repealed. Any Marshall Ordinance, parts of Ordinances, or any Marshall Code provision in conflict or inconsistent with any of the provisions of this Ordinance shall be and is hereby repealed.

Section 7. Publication. This Ordinance shall be published in a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Section 8. Effective. This Ordinance is declared to be effective seven (7) days after publication or as provided by law.

Section 9. Code Edits. The editors of the Marshall Code are hereby authorized, subject to approval of the City Manager, Clerk, or Council authorized designee, to update and revise Code section numbers to effectuate the provisions of this Ordinance.

Adopted and signed this 4th day of August, 2025.



Scott Wolfersberger, MAYOR



Michelle Eubank, CITY CLERK

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on August 4, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.



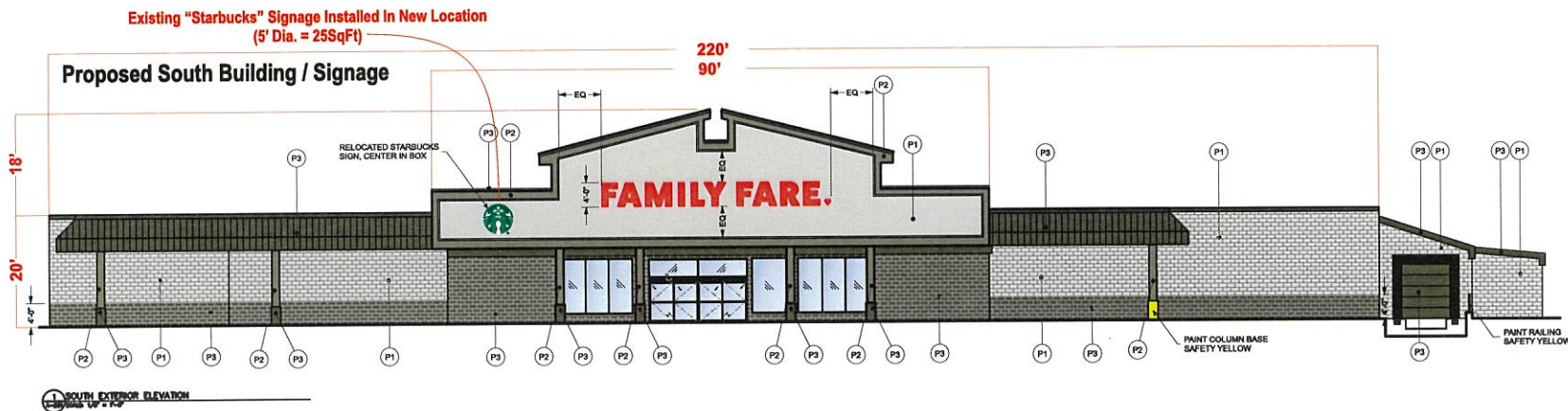
Michelle Eubank, CITY CLERK

PROPOSED 150 SQUARE FOOT SIGN - AS REQUESTED FOR SOUTH FACADE



"Family Fare" Wall Sign - Qty. 1
 - LED Illuminated Channel Letters
 - Flush Mounted To Wall w/ Remote Power Supplies

Signage = 150 SqFt



SIGN TYPE	Wall Sign
SCALE	NTS
COLORS	
NOTES	X
SALESPERSON	Gary Gebhardt
FILENAME	FF-Marshall-25-S Wall Sign
Customer / Address	Family Fare 15900 W. Michigan Ave. Marshall, MI 49068
DRAWN BY / DATE	G. Alumbaugh 10-1-25 GA 10-28-25 GA 11-4-25
ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2025 Signs by Crannie	
SIGNS BY... Crannie A FULL SERVICE SIGN COMPANY 4145 Market Place Flint, Michigan 48507 810-487-0000 www.SignsByCranie.com	

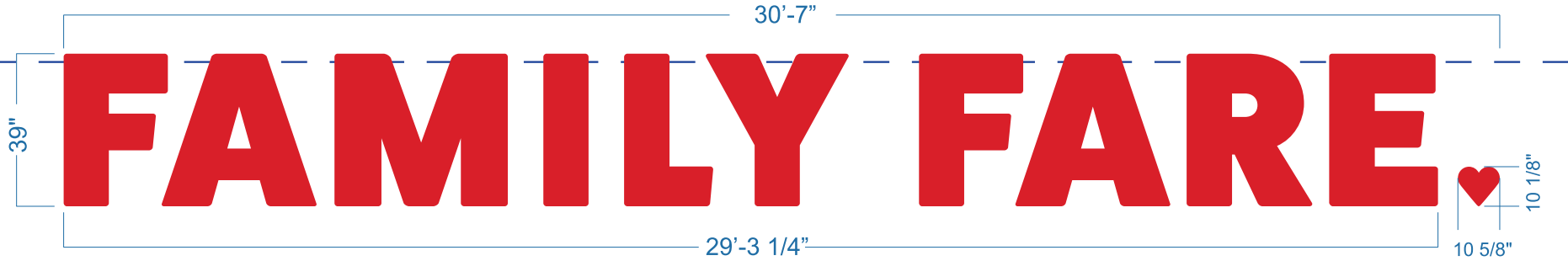


SIGN TYPE
Site Plan
SCALE
NTS
COLORS
NOTES
X
SALESPERSON
Gary Gebhardt
FILENAME
FF-Marshall-25-Site Plan
Customer / Address
Family Fare 15900 W. Michigan Ave. Marshall, MI 49068
DRAWN BY / DATE
G.Alumbaugh 10-1-25 GA 11-4-25
ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2025 Signs by Crannie
SIGNS BY... Crannie A FULL SERVICE SIGN COMPANY
4145 Market Place Flint, Michigan 48507 810-487-0000 www.SignsByCrannie.com

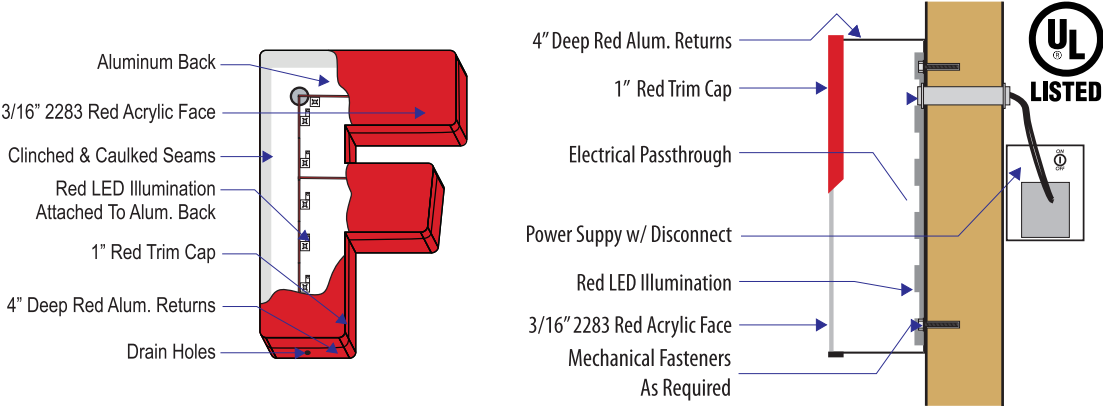
100 SQUARE FOOT SIGN AS IS ALLOWED PER ORDINANCE

Signage = 99.39 SqFt
Allowable = 100 SqFt

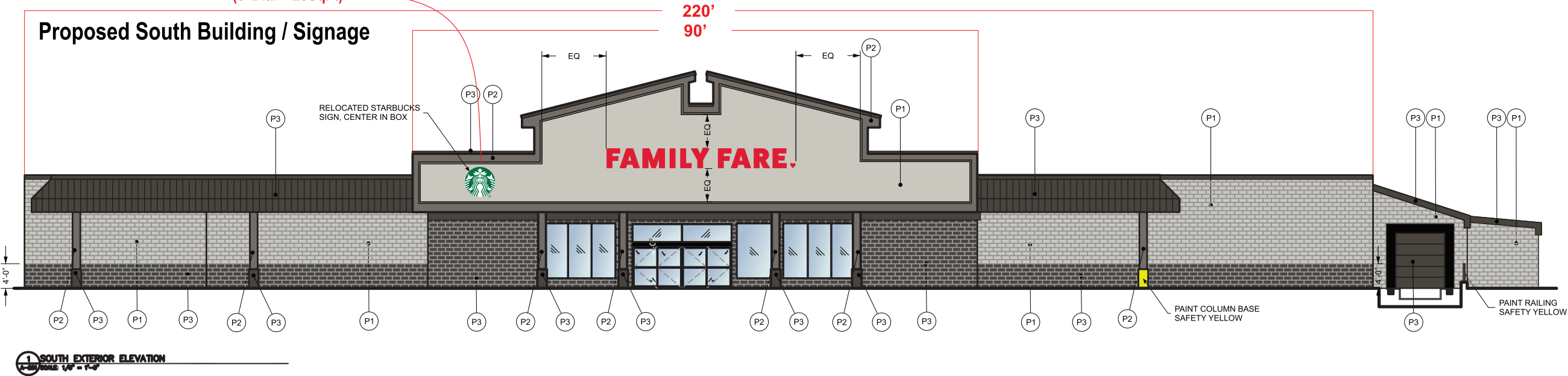
NOTE: Elec.
Penetrations
To Be At Top
Of Letters



“Family Fare” Wall Sign - Qty. 1
- LED Illuminated Channel Letters
- Flush Mounted To Wall w/ Remote Power Supplies



Existing “Starbucks” Signage Installed In New Location
(5' Dia. = 25SqFt)



SIGN TYPE
Wall Sign
SCALE
NTS
COLORS
NOTES
X
SALESPERSON
Gary Gebhardt
FILENAME
FF-Marshall-25-S Wall Sign 2
Customer / Address
Family Fare 15900 W. Michigan Ave. Marshall, MI 49068
DRAWN BY / DATE
G.Alumbaugh 10-1-25 GA 10-28-25 GA 10-29-25
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SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com

Online, initial sign permit application

Property Information	
Address: 15900 W MICHIGAN	Related... Parcel Number: 53-027-005-00
Owner: EL TIGRE HOLDINGS CORP	

1. Permit Summary	2. Applicant Information	3. Application Names	4. Estimated Fees	5. Messages (1)	6. Attached Documents	7. Disclaimers
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Property and Permit Details

Property Address: 15900 W MICHIGAN Owner Name: EL TIGRE HOLDINGS CORP
Parcel Number: 53-027-005-00 Permit Type: Sign
Permit Details: [Click here...](#) Project: <None>

Work Description

Install (2) sets of LED Illuminated Channel Letters 1 each on South Elevation & East Elevation (48" x 37-3/4" - 150.6 Sq Ft ea) ; (1) Temporary banner (36" x 20" - 60 Sq Ft); and Face Change to existing tenant panels in Pylon Sign (50" x 84" - 29.2 Sq Ft)

Property Information	
Address: 15900 W MICHIGAN	Related... Parcel Number: 53-027-005-00
Owner: EL TIGRE HOLDINGS CORP	

1. Permit Summary	2. Applicant Information	3. Application Names	4. Estimated Fees	5. Messages (1)	6. Attached Documents	7. Disclaimers
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Applicant Information	Contractor Information
Applicant: Signs by Crannie View Applicant	Contractor: Signs by Crannie View Contractor
Address: 4145 Market Place Dr.	Federal ID: 38-3022611
City/State/Zip: Flint, MI 48507	Licensee:
Phone: (810) 487 0000	Insurance Carrier: Update Contractor's Insurance Information
	Insurance Policy Number:
	Date Insured:
	Date Insurance Expires:

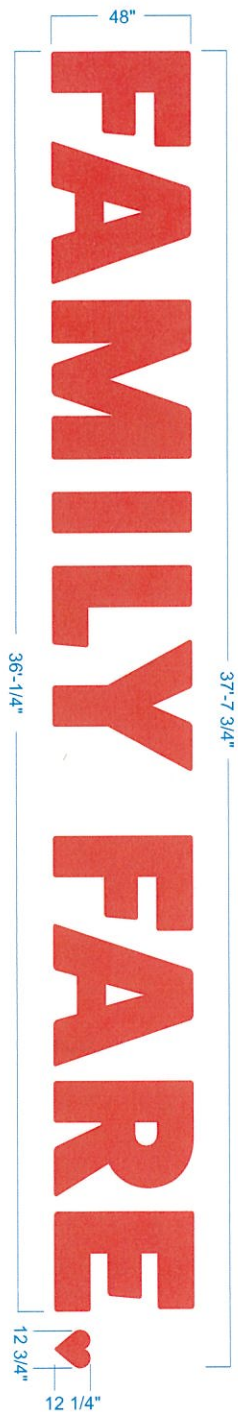
Contact Information

Contact: Laurie Webber
Email: lauriew@signsbycrannie.com
Phone: 8104870000
Web Username: kmcrannie
Parcel Owner: EL TIGRE HOLDINGS CORP

Property Information	
Address: 15900 W MICHIGAN	Related... Parcel Number: 53-027-005-00
Owner: EL TIGRE HOLDINGS CORP	

1. Permit Summary	2. Applicant Information	3. Application Names	4. Estimated Fees	5. Messages (1)	6. Attached Documents	7. Disclaimers
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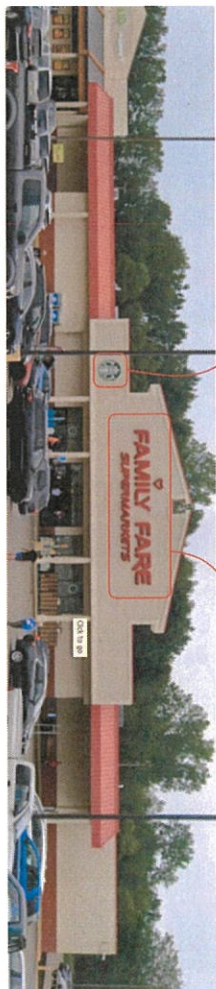
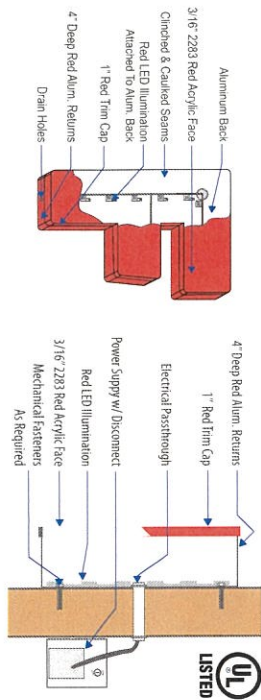
Filed As
Go Plans/Rendering/Schematic
Go E Wall Sign
Go Temp Banner
Go Pylon Faces
Go Revised East Wall Sign
Go Revised South Wall Sign



"Family Fare" Wall Sign - Qty. 1
 - LED Illuminated Channel Letters
 - Flush Mounted To Wall w/ Remote Power Supplies

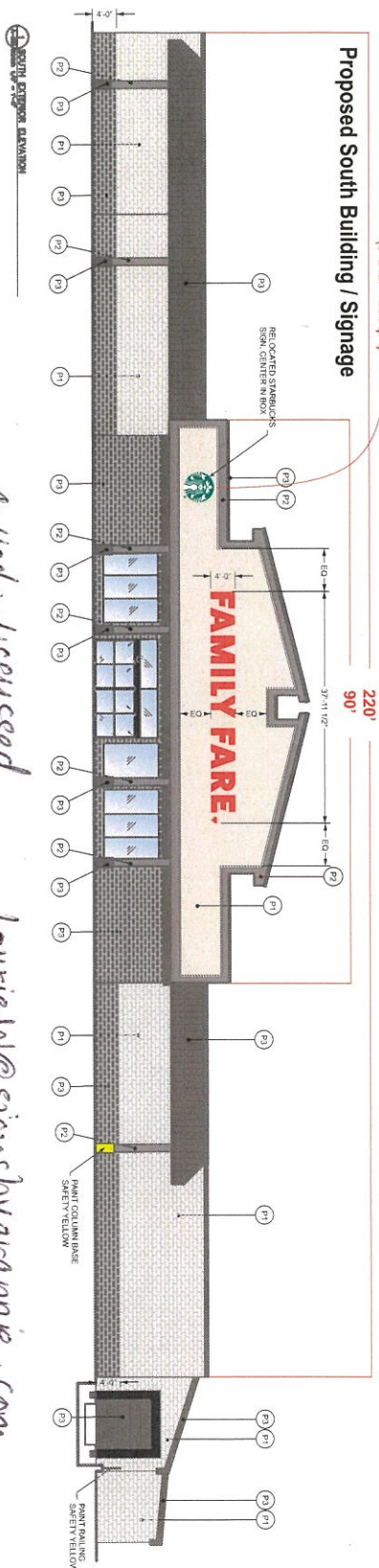
Signage = 150.6 SqFt

MAX ICC SF ALLOWED.
 *PLANNING COMMISSION CAN ALLOW MORE AS PART
 OF A PLANNED SIGN PROGRAM. REQUIREMENTS
 INCLUDE IACRE LOT SIZE AND PLANNING COMMISSION
 PUBLIC HEARING.



Existing "Starbucks" Signage Installed In New Location
 (5' Dia. = 255SqFt)

Proposed South Building / Signage



Called + discussed
 emailed

Laurie Mc signs by crane.com

LORI = CONTACT

4145 Market Place
 Flint, Michigan 48507
 810-487-0000
 www.SignsByCrane.com

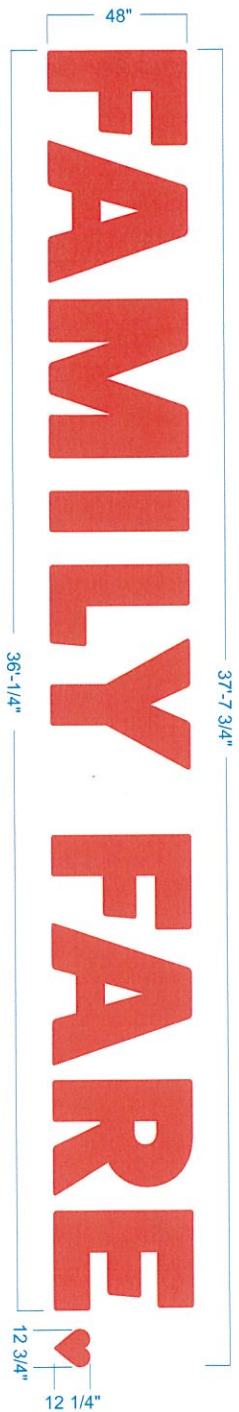
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 OR ALTERATION WITHOUT THE WRITTEN PERMISSION
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Family Fare
 15900 W. Michigan Ave.
 Marshall, MI 49068
 DRAWN BY / DATE
 G. Aumdaugh 10-1-25

SALESPERSON
 Gary Gebhardt
 FILENAME
 FF-Marshall-25-S Wall Sign
 Customer / Address

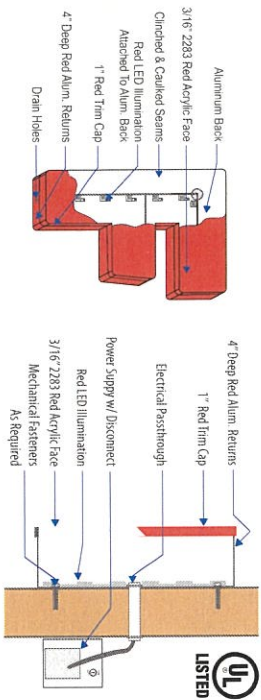
NOTES
 X



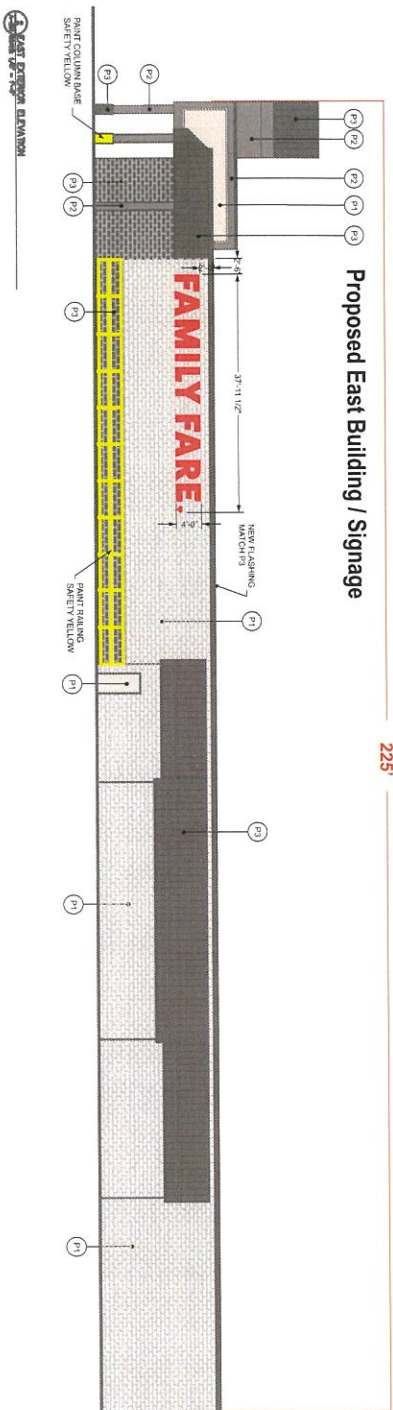
"Family Fare" Wall Sign - Qty. 1
 - LED Illuminated Channel Letters
 - Flush Mounted To Wall w/ Remote Power Supplies

Signage = 150.6 SqFt

MAX 100 SF ALLOWED. *



Proposed East Building / Signage



SIGN TYPE	Wall Sign
SCALE	NTS
NTS	
COLORS	
NOTES	X
SALESPERSON	Gary Gebhardt
FILENAME	FF-Marshall-25-E Wall Sign
Customer / Address	Family Fare 15900 W. Michigan Ave. Marshall, MI 49868
DRAWN BY / DATE	G. Alumbaugh 10-1-25
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- Temporary Banner - Qty. 1**
- Single Face, Non-Illuminated
 - White Vinyl Banner w/ Printed Graphics
 - Metal Grommets Around Perimeter

Banner = 60 SqFt

ALLOWED BANNER AS TEMPORARY SIGN DURING CONSTRUCTION - 11/15
Proposed Signage



Existing "Starbucks" Signage To Be Removed

Existing Illuminated Signs To Be Removed

Existing Building / Signage



SIGN TYPE		Banner
SCALE		1/4" = 1'-0"
COLORS		☒ PMS 199 c Red ☐ White
NOTES		
X		
SALES PERSON	Gary Gebhardt	
FILE NAME	FF-Marchell-25-S Wall Banner	
Customer / Address	Family Fare 15900 W. Michigan Ave. Marshall, MI 49068	
DRAWN BY / DATE	G. Alumbaugh 10-1-25	
ORIGINAL artwork, designs & layouts are the property of Signs By Carnegie and shall remain the property of Signs By Carnegie. ANY REPRODUCTION OR ALTERATION OF THE ORIGINAL artwork, designs & layouts without the written consent of Signs By Carnegie is strictly prohibited. ©2025 Signs By Carnegie		
SIGNS BY CARNEGIE A FULL SERVICE SIGN COMPANY 4145 Market Place Flint, Michigan 48507 810.487.0000 www.SignsByCarnegie.com		



* Actual Size / Specs TBD

2 1/2" Flange
Standard Pan

REFACE OF EXISTING
SIGN PERMITTED -
NO ISSUES -

Proposed Sign - East Face



Proposed Sign - West Face



- Pylon Sign**
- Qty: 1
 - Existing Double Face, Illuminated Cabinet
 - New Pan-Formed & 1/2" Embossed Polycarbonate Face Replacements
 - Painted 2nd Surface (Paint is Flared On All Embossments)

Existing Sign



SIGN TYPE	Pylon Sign
SCALE	3/4" = 1'-0"
COLORS	A ☐ White B ☒ PMS 199 c Red
NOTES	X
SALESPERSON	Gary Gebhardt
FILENAME	FF-Marshall-25-Pylon Sign
Customer / Address	Family Fare 15900 W. Michigan Ave. Marshall, MI 49068
DRAWN BY / DATE	G. Alumbaugh 10-1-25
ORIGINAL NETWORK, DESIGN & LOGOS ARE THE PROPERTY OF THE CLIENT. ANY REPRODUCTION OR USE WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNE ©2025 Signs By Cranne	
SIGNS BY CRANNE A FULL SERVICE SIGN COMPANY 4145 Market Place Flint, Michigan 48907 810.487.0000 www.SignsByCranne.com	

Application information received from Gary Gebhardt, Signs by Crannie, regarding the request for a Planned Sign Program review for 15901 W Michigan Ave, Marshall, Parcel No 53-027-005-00.

C. Application. Applications for a Planned Sign Program shall include, at a minimum, the following materials.

i. A narrative description indicating:

a. A statement demonstrating that the eligibility requirements are met. (the lot is over an acre)

The lot size is 470' x 280' = 131,600 SF = 3.02 acres (including the parking area out front)

b. The general design intent for proposed signs. Part of earlier applications, including the Family Fare initial sign application where all signs are shown.

c. A description of how the signs are coordinated with proposed building architecture and compatibility with the surrounding development context. (Also refer to images)

The FAMILY FARE channel letters are designed to coordinate with the building facade they are individually mounted to. The letters are internally lit with Red LEDs with all of the secondary and primary wiring concealed on the inside of the building as opposed to being mounted to raceways on the outside of the building. The tops of the letters and all locations that could have rain run behind them are caulked to keep dust, rain and snow from getting behind the letters. This stops dirty streaks from streaming down from behind the letters and on down the building fascia.

d. A demonstration of how the requested Planned Sign Program fulfills the Standards for Approval.

ii. The proposed locations, types, number, heights and sizes of all signs, indicated on scaled plans and/or building elevation drawings.

There will be one set of 48" tall FAMILY FARE channel letters with an overall area of 150 square feet, that will be centered Left to Right and vertically on the fascia area at the entrance to the store. There is a 5' diameter wall sign (25 S/F) for an independent Starbucks business inside of the Family Fare store.

iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.

Drawing attached.

iv. A clear description of the Zoning Ordinance provisions for which a modification is requested.

Marshall sign ordinance # 2025-3 Section 9.09 B-2 and B-4 districts. Requesting 150sf in lieu of 100sf allowed on South side.

D. Standards for Approval. The applicant shall demonstrate, and the Planning Commission shall find, that each of the following standards are met before a Planned Sign Program may be approved.

i. That the Planned Sign Program would result in a more attractive aesthetic setting, improved safety, provide more convenient identification for planned users, or other similar purposes that would not be achievable without deviations from the specific requirements of this Article;

The proposed wall sign will provide a more attractive look for the building and more in scale to the building easier readability will help ensure safety to other vehicle and pedestrians.

ii. That the location and/or physical characteristics of the applicant's property or the needs for identification are unique when compared to other similarly situated parcels in the same zoning district and in the same vicinity;

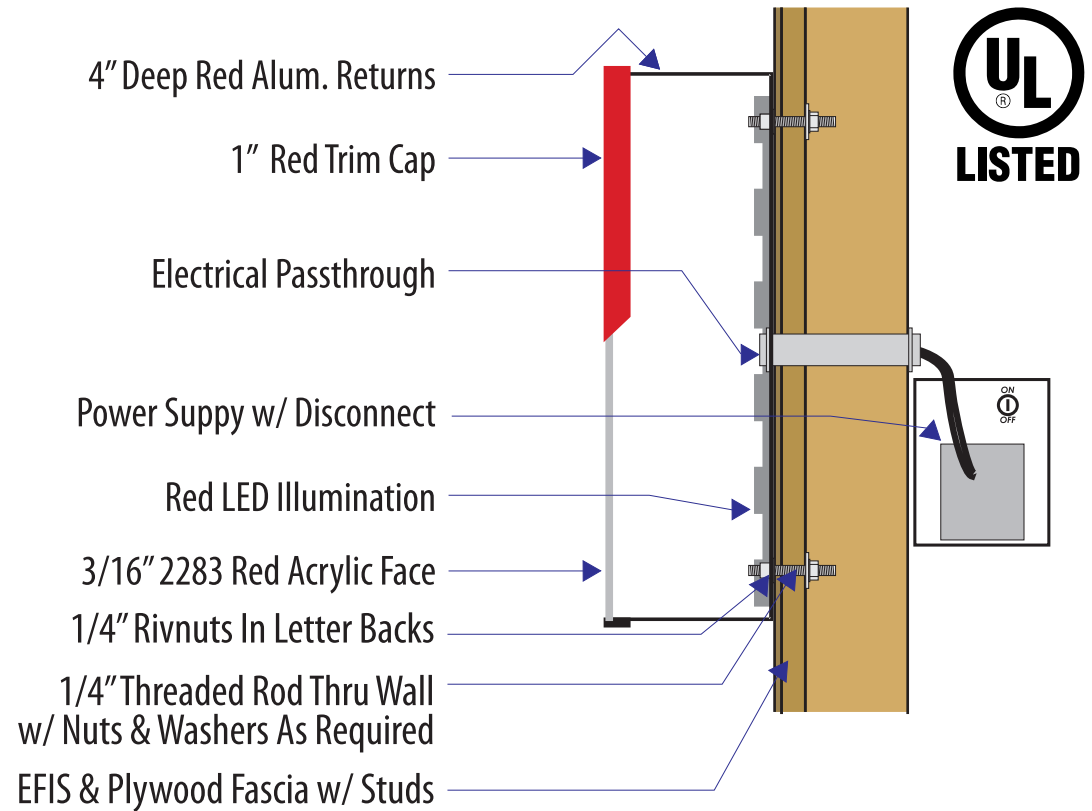
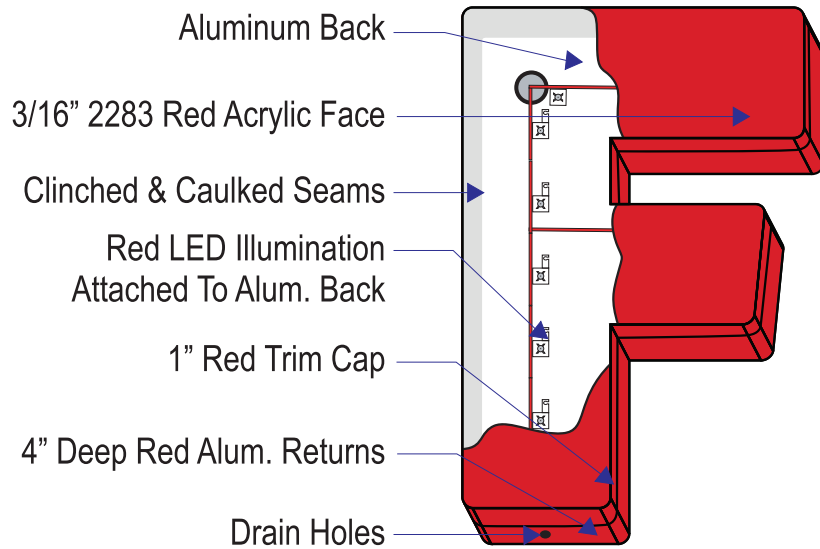
This building is 220' in width x 20' height (first floor height) thus being 4,400 square feet in area. None of the other businesses in this district are as large as the FAMILY FARE store. A 100 S/F sign will look like a postage stamp on the building. Additionally, it is important for passers by on E. Michigan Ave. to be able to read this sign at a glance so they can make a decision to change lanes if needed and make a turn off E. Michigan Ave. and not endanger other vehicles or pedestrians.

iii. That the proposed Planned Sign Program substantially furthers the purposes and intent of this Section; and

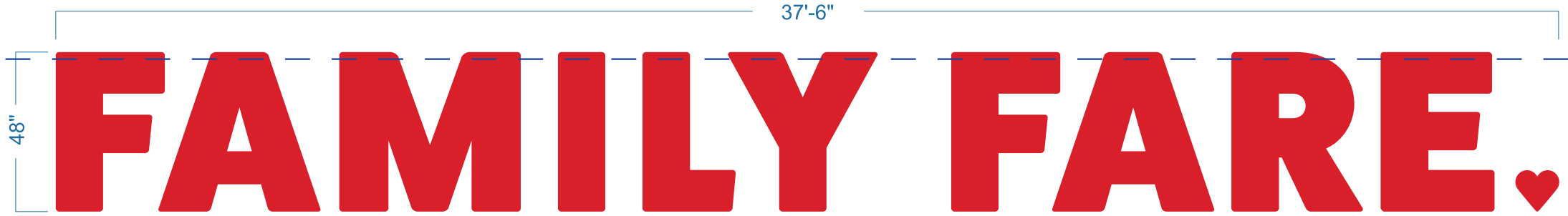
The FAMILY FARE sign being a little larger will increase readability and support public safety and welfare. It will also be more eye appealing and create a more attractive physical environment.

iv. That approval of the Planned Sign Program would not create any adverse effects on one (1) or more properties in the vicinity.

Approving the sign request will not harm any business and will actually benefit the other business in this shopping center by having more potential customers entering the shopping center.

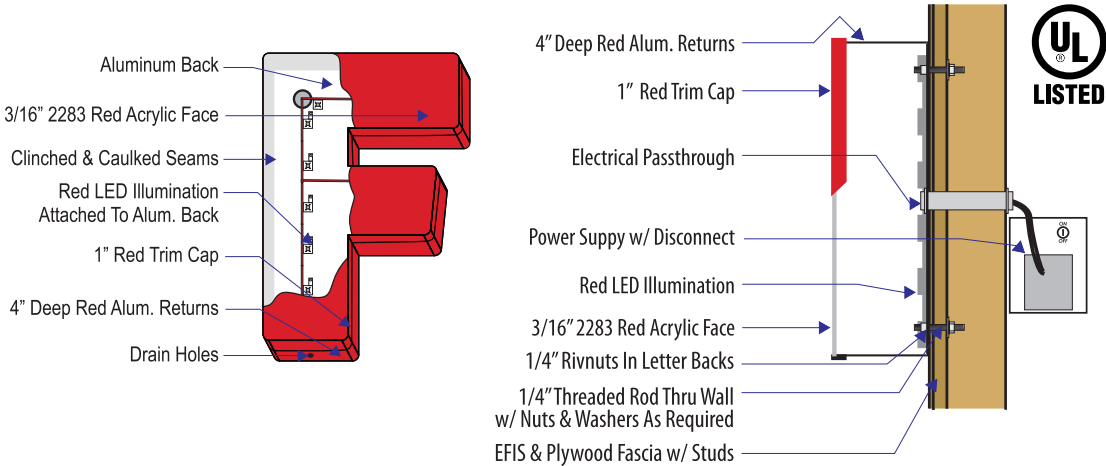


NOTE: Elec.
Penetrations
To Be At Top
Of Letters



“Family Fare” Wall Sign - Qty. 1
- LED Illuminated Channel Letters
- Flush Mounted To Wall w/ Remote Power Supplies

Signage = 150 SqFt

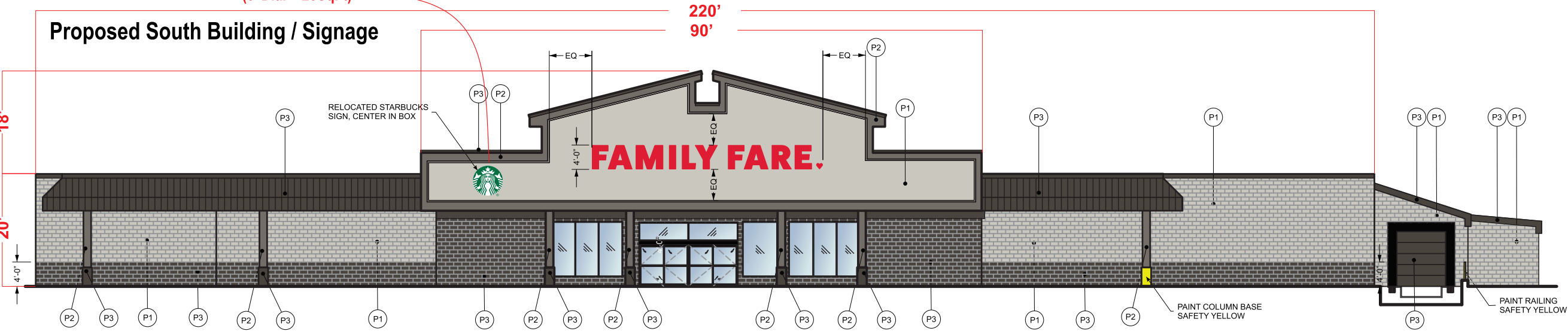


Existing “Starbucks” Signage
To Be Removed & Reinstalled In New Location

Existing Building / Signage
Existing Illuminated Signs
To Be Removed (238.9 SqFt)



Existing “Starbucks” Signage Installed In New Location
(5' Dia. = 25SqFt)



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SIGN TYPE

Wall Sign

SCALE

NTS

COLORS

NOTES

X

SALESPERSON

Gary Gebhardt

FILENAME

FF-Marshall-25-S Wall Sign

Customer / Address

Family Fare
15900 W. Michigan Ave.
Marshall, MI 49068

DRAWN BY / DATE

G.Alumbaugh 10-1-25
GA 10-28-25 GA 11-4-25
GA 1-19-26

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE
SOLE PROPERTY OF SIGNS BY CRANNIE AND
MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED
TO ANYONE, IN FULL OR IN PART WITHOUT THE
WRITTEN CONSENT OF SIGNS BY CRANNIE.
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SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com



City of Marshall
ZONING BOARD OF APPEALS VARIANCE APPLICATION

Telephone
(269) 781-3985

Address:
323 W Michigan Ave, Marshall,
Michigan 49068

Fax
(269) 789-4628

RESIDENTIAL FEE: \$400

COMMERCIAL FEE: \$400

Petitioner Name: Signs By Crannie

Address: 4145 Market Place, Flint, MI 48507

Phone: 810-487-0000

Email: garyg@signsbycrannie.com

Property Address for Variance: 15900 W. Michigan Ave., Marshall, MI 49068

Are you the owner? Yes ☐ No ☒ (Owner is required to sign this form)

Current Zone B-4

Current Use Grocery Store

Zoning of abutting parcels B-4 & MRFD Dimensional Variance ☒ Use Variance ☐

Required attachments

- ☒ Plot Plan Attached (*According to ordinance, you must include a plot plan of the site, drawn to scale, with a north arrow, all lot lines shown, street right-of-ways, any easements, any structures, setback dimensions, any parking areas, driveways, sidewalks, and any other site improvements*)
- ☒ Reasons for variance (*A letter must be submitted with this application addressing how you feel you meet the criteria for a Dimension or Use variance-see back*)

*The ZBA meets on the 3rd Thursday of each month. Application must be received on or before the deadline date for the next scheduled meeting.

I understand that I am expected to attend the ZBA public hearing pertaining to this matter. If I am unable to attend, I will send a representative in my place. I understand that the application fee is non-refundable and does not apply to any future permits. Furthermore, if the variance is granted, I agree to obtain the appropriate permits before commencing work.

Signature of Petitioner:

Date:

11-4-25

Signature of Owner:

Barbra Sarafanov

Date: 11.04.25

Questions concerning these requirements should be directed to the Planning and Zoning Office

Zoning Administrator-

269-781-3985

DIMENSIONAL VARIANCE

Please attach a letter addressing how your situation meets these criteria:

The granting of a variance from particular area, setback, frontage, height, bulk, density or other dimensional (non-use) standards of this Ordinance shall require a finding of practical difficulties based upon the following criteria:

1. Strict Compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.
2. The variance will do substantial justice to the applicant, as well as to other property owners, and a lesser variance than requested will not give substantial relief to the applicant or be consistent with justice to other property owners.
3. The need for the variance is due to unique circumstances peculiar to the land or structures involved that are not applicable to other land or structures in the same district.
4. The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.
5. The variance will not cause significant adverse impacts to adjacent properties, the neighborhood or the City and will not create a public nuisance or materially impair public health, safety, comfort, morals or welfare.
- * 6. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience, or an inability to attain a higher financial return.

USE VARIANCE

Please attach a letter addressing how your situation meets these criteria:

The granting of a variance from the use provisions of this Ordinance shall require a finding of unnecessary hardship, based upon the following criteria:

1. The current zoning ordinance prohibits the property owner from securing any reasonable economic return or making any reasonable use of the property. Under this standard, the ZBA must find that the property (land, structures and other improvements) is not suitable for uses permitted in the zoning district.
2. The landowner's plight is due to unique circumstances peculiar to the property and not to general neighborhood conditions. Circumstances common to the larger neighborhood may reflect the unreasonableness of the zoning itself, which should be addressed through a rezoning or other legislative action.
3. The use variance, if granted, would not alter the essential character of the neighborhood. This standard requires consideration of whether the intent and purpose of the Ordinance and zoning district will be preserved, and the essential character of the area will be maintained.
4. The hardship is not the result of the applicant's actions. Under this standard, the ZBA must determine that the hardship that led to the use variance request was not self-created by the applicant. Purchase of a property with a pre-existing hardship does not constitute a self-created hardship. Financial hardships that would prevent reasonable use of the property shall be considered, but shall not be the only determining factor in granting a use variance.

Questions concerning these requirements should be directed to Trisha Nelson, Planning & Zoning Administrator at (269) 781-5183.

Family Fare – 15900 W. Michigan Ave. Marshall, MI 49068

page 1

The granting of a variance from particular area, setback, frontage, height, bulk, density or other dimensional (nonuse) standards of this Ordinance shall require a finding of practical difficulties based upon the following criteria:

1. Strict Compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.

Other businesses in the same zoning district are not required to reduce the size of their existing building signage to meet the new sign ordinance. Therefore, they can keep their existing non-conforming signs in place and maintain a strong presence. The Family Fare Supermarket sign recently removed for refreshing the building was 238.9 sf. Therefore, our proposed sign is a 37.2% decrease in sign area.

2. The variance will do substantial justice to the applicant, as well as to other property owners, and a lesser variance than requested will not give substantial relief to the applicant or be consistent with justice to other property owners.

Having the variance approved will allow for better visibility and name recognition.

3. The need for the variance is due to unique circumstances peculiar to the land or structures involved that are not applicable to other land or structures in the same district.

This store sits 420' back from W. Michigan Ave. and is a large building. Being held to the new code this store would only have a sign equal to 2.3% of the building facia.

4. The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.

That is correct. The need has been created due to a new sign ordinance.

Family Fare – 15900 W. Michigan Ave. Marshall, MI 49068

page 2

5. The variance will not cause significant adverse impacts to adjacent properties, the neighborhood or the City and will not create a public nuisance or materially impair public health, safety, comfort, morals or welfare.

That is correct. The sign does not block visibility of other business or effect pedestrians.

6. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience, or an inability to attain a higher financial return.

It would make the sign easier to read and from a greater distance. This will allow residents and tourist the ability to read the sign at a glance and have an appropriate amount of time to make an informed and save decision to make a turn to be able to enter the property.

37'-6"

48"

FAMILY FARE.

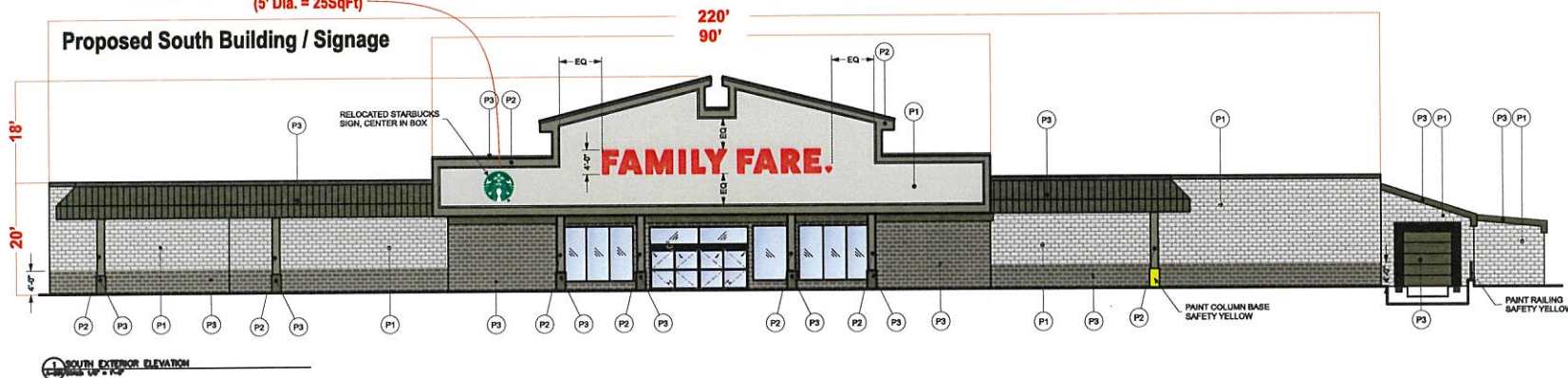
Signage = 150 SqFt



— Existing Illuminated Signs To Be Removed (238.9 SqFt)



Proposed South Building / Signage



4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com



SIGN TYPE
Site Plan
SCALE
NTS
COLORS
NOTES
X
SALESPERSON
Gary Gebhardt
FILENAME
FF-Marshall-25-Site Plan
Customer / Address
Family Fare 15900 W. Michigan Ave. Marshall, MI 49068
DRAWN BY / DATE
G.Alumbaugh 10-1-25 GA 11-4-25
ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2025 Signs by Crannie
SIGNS BY... Crannie A FULL SERVICE SIGN COMPANY
4145 Market Place Flint, Michigan 48507 810-487-0000 www.SignsByCrannie.com



ITEM 9.A

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: December 18, 2025
SUBJECT: 15900 W MICHIGAN - DIMENSIONAL VARIANCE - SIGN

The Family Fare has undergone a renovation and is requesting a dimensional variance #PVA25-0002 to

INCREASE SIGN SIZE

Family Fare has submitted for a variance related to the front sign requesting a variance from the allowed 100 square foot to 150 square foot. The original signs that have been removed are larger than the requested 150 square foot, but the new sign ordinance does not allow as large of a sign. The sign ordinance DOES allow for a sign package to be taken to Planning Commission where design considerations, view distances, and all signs could have been considered. Against Zoning Administrator recommendation, the applicant chose to request a variance in lieu of going to Planning Commission in anticipation that the ZBA process would be quicker.

Items to consider for a dimensional variance:

1. Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.

Staff Comment: The request is beyond the maximum allowed size. There is no impeding on any rights to visibility and the VOA sign in the same shopping center has also been limited to the new sign ordinance 100 square foot restrictions. There is nothing blocking the view that makes this condition different from multiple other property sign locations in the area.

2. The variance will do substantial justice to the applicant, as well as to other property owners, and a lesser variance than requested will not give substantial relief to the applicant or be consistent with justice to other property owners.

Staff Comment: The signs that are being requested are larger than would be allowed to any of the other property owners. There has been a reduction of size of in the sign ordinance and the original sign that was removed by Family Fare would no longer be allowed. The unfortunate branding change does not allow for a stripe or other method of taking up space on the facade, but that would be one way of making the smaller sign 'look good' on the existing facade.

3. The need for the variance is due to unique circumstances peculiar to the land or structures involved that are not applicable to other land or structures in the same district.

Staff comment: The distance from Michigan Avenue is a driving factor for the desired size of the signage, however, the Volunteers of America sign was also approved under the new sign ordinance and meets requirements and they are just as far from Michigan Avenue.

4. The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors. The variance will not cause significant adverse impacts to adjacent properties, the neighborhood or the city, and will not create a public nuisance or materially impair public health, safety, comfort, morals or welfare.

Staff comment: The proposed front sign is larger than allowed but there is no concern regarding health, safety, comfort, morals or welfare. Branding requirements drove the change in signage. If the existing (larger) sign had not been removed it could have remained at the larger size.

5. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience, or an inability to attain a higher financial return.

Staff comment: The proposed sign is not larger to avoid a hardship. It is not partially blocked or only visible from one location. And it is not larger or for practical reason - outside of a desire for better visibility from Michigan Avenue.

This is one of the first signs that we have told did not meet the new sign requirements. If a variance is granted for this property, I foresee additional properties requesting similar variances and not using the intended route of approval through the Planning Commission.

Because the request to have a larger sign is tied to distance from Michigan Avenue, I recommend turning down this request or encouraging the applicant to submit to the Planning Commission for the two-month process that includes the public hearing. The Planning Commission, through the signage package review process, has considerable leeway to allow for different sizes of signage. A variance, given before that avenue of approval has been attempted, circumvents the intent of the new sign ordinance.

RECOMMENDATION:

Reject the request for dimensional variance #PVA25-0002 to allow for a 150 square foot sign on the South Facade (front) of Family Fare at 15901 W Michigan Avenue.



Joint Planning Commission
Marshall Township Zoning Administrator
Re : Planned Sign Program on Parcel 53-027-005-00
15900 West Michigan Avenue

This review has been coordinated with Shellie Briggs, Marshall Township Zoning Administrator and is being submitted for your consideration by both JPC Zoning Administrators.

The property is owned by El Tigre Holdings Corp and leased by Family Fare. Signs by Crannie has been hired by Family Fare for a rebranding effort.

An initial Sign Application for new signage was received from Gary Gebhardt, Signs by Crannie, regarding the request for new signage, including a temporary banner sign. The temporary banner sign was approved, the face changes to the tenant panels in the existing Pylon Sign were approved, but the two wall-mounted signs were found to be larger than 100 sf each and were rejected.

The East wall sign was revised to be within ordinance at 99.39sf (100sf allowed).

The applicant was presented both options: pursuing a variance via ZBA or pursuing a PC review via the Planned Sign ordinance. 10/6-10/24

The applicant requested pursuing a variance for the South wall sign. 10/30/25

The ZBA reviewed the application and turned down the request for a variance. They recommended seeking a PC review via the Planned Sign ordinance. 12/18/25

The JPC scheduled the required public hearing for the Planned Sign ordinance and will consider the request at the February 10th meeting. 1/13/26

The review has been completed by City staff, for the above listed project for the Joint Planning Commissioners consideration. Items included are : multiple elevation drawings, and applicant narrative. Also included, for reference, is the ZBA packet.

Planned Signage Package approval can be considered once the following items have been addressed:

9.13 Planned Sign Program

1. Applicability. The Planning Commission may review and approve a Planned Sign Program for signs in a commercial or industrial zoning district.

This location is in a commercial district (zoned B-4)

2. Purpose. The purpose of a Planned Sign Program is to allow a greater degree of flexibility in sign design and display in cases where strict compliance with the requirements of this Article may not be feasible. Further, a Planned Sign Program is intended to be used for multiple signs for large project development areas and integrated complexes to ensure that

the requested signs function in a coordinated fashion to meet the general intent for signs in the zoning district.

There are multiple signs on the site including a 100sf sign on the East façade an existing Starbucks sign on the South façade, and this proposed 150 sf sign on the South façade.

3. Intent. This Section shall not be used to circumvent the variance process or to simply permit larger, more visible, or additional signs than may otherwise be permitted by this Article, without any consideration for unique sign design and display or other conditions.

There is no unique sign design or condition outside of permitting a larger sign for better visibility. There are elevations provided that show the difference between a 100sf sign (allowed) and the proposed 150sf sign. The aesthetic difference is asked to be of consideration. It is also being asked to consider the percentage of coverage. A much smaller building would be allowed the same size sign if they were at 25% coverage. This building has 2.3% coverage with the sign.

4. Procedures. The Planning Commission shall have the authority to approve alternative requirements for sign design, number, type, size, height, location and lighting, provided that the applicant fulfills the requirements of this Section.

The proposed sign does not meet the ordinance, but the JPC (acting as the PC for this 425'd property) has the authority to approve if they find the applicant has met the requirements.

A. Eligibility. A Planned Sign Program may be approved only for project sites larger than one (1) acre in size.

This property is 4.643 Acres in size per the Calhoun County GIS. This meets requirements.

B. Planning Commission Public Hearing. The Planning Commission shall review the application for a Planned Sign Program at its regular meeting upon publishing a notice and notifying property owners pursuant to Section 103 (General Provisions) of the Michigan Zoning Enabling Act (P.A. 110 of 2006).

There is a public hearing being held at the JPC meeting on February 10th at 7pm.

C. Application. Applications for a Planned Sign Program shall include, at a minimum, the following materials.

i. A narrative description indicating:

- a. A statement demonstrating that the eligibility requirements are met.
- b. The general design intent for proposed signs.
- c. A description of how the signs are coordinated with proposed building architecture and compatibility with the surrounding development context.
- d. A demonstration of how the requested Planned Sign Program fulfills the Standards for Approval.

The Applicant has provided information regarding each of these items. Some submitted as part of the initial sign application.

ii. The proposed locations, types, number, heights and sizes of all signs, indicated on scaled plans and/or building elevation drawings.

Provided.

iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.

Provided.

iv. A clear description of the Zoning Ordinance provisions for which a modification is requested.

Ordinance is referenced.

D. Standards for Approval. The applicant shall demonstrate, and the Planning Commission shall find, that each of the following standards are met before a Planned Sign Program may be approved. City Staff comments have been added for consideration during review.

i. That the Planned Sign Program would result in a more attractive aesthetic setting, improved safety, provide more convenient identification for planned users, or other similar purposes that would not be achievable without deviations from the specific requirements of this Article;

The aesthetic impact is not detrimental to neighbors in either condition. The distance from the road does make larger sign size preferred for convenient identification.

ii. That the location and/or physical characteristics of the applicant's property or the needs for identification are unique when compared to other similarly situated parcels in the same zoning district and in the same vicinity;

There are multiple signs in the same area that will be reviewed, if replaced, to the current ordinance.

The Tractor Supply sign is 192sf and was approved before the new sign ordinance was adopted which lowered the wall sign square footage from 200sf to 100sf allowed. The Dollar Tree sign is 175sf and was approved before the new sign ordinance was adopted.

The Volunteers of America were turned down for a sign that is 177sf because they, like Family Fare, submitted their application after the sign ordinance went into effect. They have been approved for a 100sf sign that has not been installed.

iii. That the proposed Planned Sign Program substantially furthers the purposes and intent of this Section; and

Allowing a 150 sf sign at the East end of the complex aligns with new signs on the West end. This lends to a cohesive feel for the area.

iv. That approval of the Planned Sign Program would not create any adverse effects on one (1) or more properties in the vicinity.

There are no properties that are adversely affected if the larger size is allowed.

Additional information from the ordinance:

5. Amendments.

A. Minor modifications to a previously approved Planned Sign Program may be approved by the Zoning Administrator provided the general sign design, number of signs and dimensional requirements are maintained. Minor modifications include:

i. Changes in sign location of not more than five (5) feet;

- ii. Changes to sign faces, provided that the face is no larger and materials are consistent with the approved sign; and
 - iii. Changes to landscaping and lighting.
- B. An amendment to an approved Planned Sign Program that does not qualify as a minor modification shall be reviewed by the Planning Commission using the same process as the original application.

Thank you for your consideration of this Proposed Sign Plan.

Marcia Strange

Marcia Strange
Director of Community Development and Zoning Administrator
City of Marshall
mstrange@cityofmarshall.com
269-558-0354

CC: Shellie Briggs, Marshall Township Zoning Administrator – zoning@scmcci.org

ITEM: 8.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 10, 2026
SUBJECT: Site Plan #SP25-004 Dunkin' Donuts and Jimmy John's Update

The applicant has received meeting minutes and contingency requirements, including the revised Landscape Plan for reference. No additional information to share at this time.

RECOMMENDATION:

The Zoning Administrator can update the JPC with status reports as the project makes it's way into construction.

ITEM: 8.B

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 10, 2026
SUBJECT: Site Plan #SP25-003 Millbrook Residential Update

The developer received meeting minutes with coordination items to take care of prior to construction. No additional information to share at this time.

RECOMMENDATION:

The Zoning Administrator can update the JPC with status reports as the project makes it's way into construction.

ITEM: 9.A

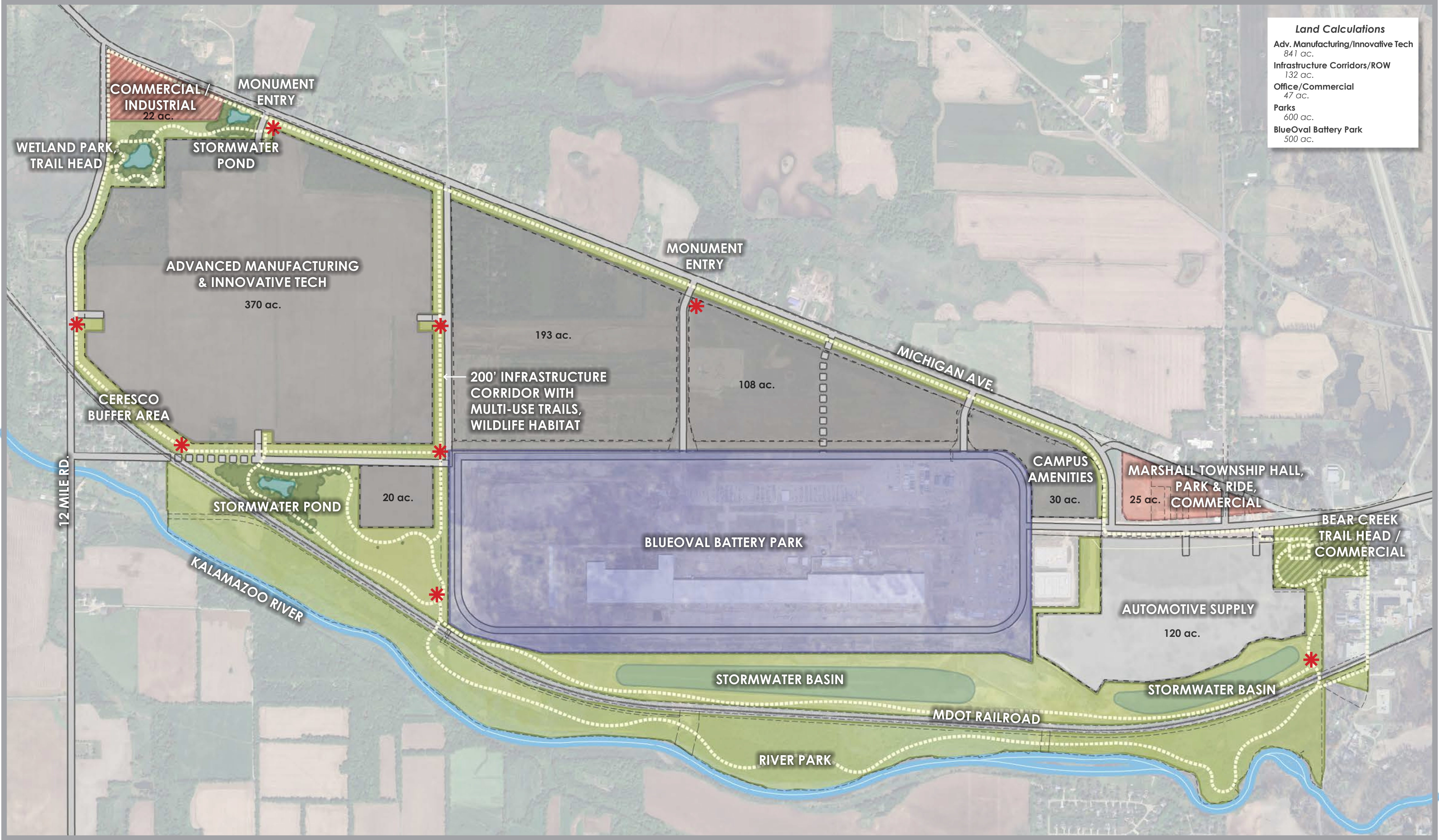
ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 10, 2026
SUBJECT: Marshall Area Jobs, Opportunity and Recreation (MAJOR)
Campus Strategic Development Plan - Existing Conditions
Report dated November 5, 2025 Prepared for Marshall Area
Economic Development Alliance (MAEDA) by Stantec/SME

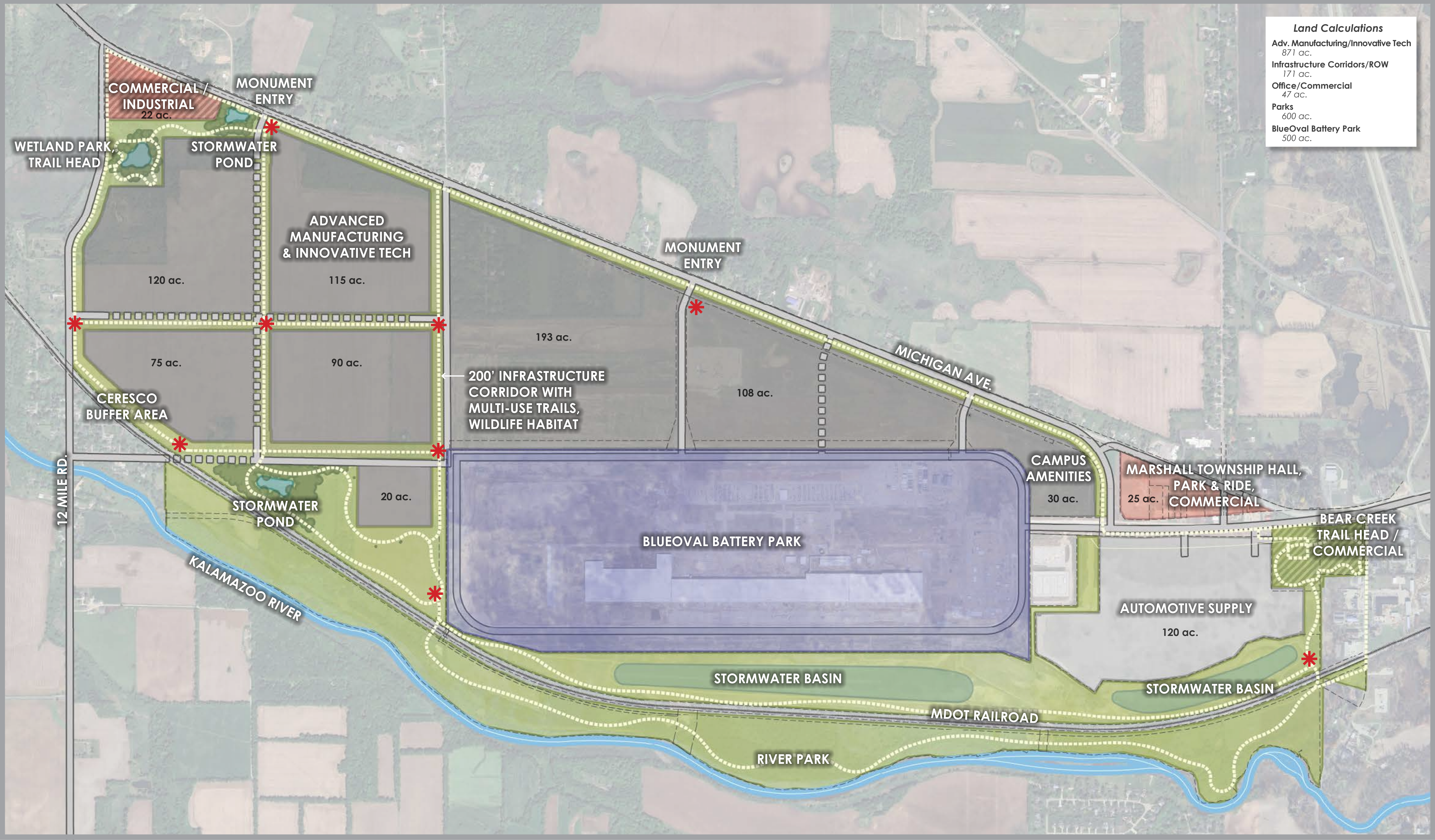
MAEDA has engaged in on-going concept planning for the MAJOR campus. Included in the packet is the current drafts of the existing conditions report and land use plans. There will be opportunities for public input during this concept planning prior to final review and completion of the documentation. Right now MAEDA is sharing this as an update and for reference only but a presentation at a later date would be encouraged.

RECOMMENDATION:
No action required.



Land Calculations	
Adv. Manufacturing/Innovative Tech	841 ac.
Infrastructure Corridors/ROW	132 ac.
Office/Commercial	47 ac.
Parks	600 ac.
BlueOval Battery Park	500 ac.

MAJOR CAMPUS CONCEPTUAL LAND USE PLAN OPTION A



Land Calculations	
Adv. Manufacturing/Innovative Tech	871 ac.
Infrastructure Corridors/ROW	171 ac.
Office/Commercial	47 ac.
Parks	600 ac.
BlueOval Battery Park	500 ac.

MAJOR CAMPUS CONCEPTUAL LAND USE PLAN OPTION B

MAJOR Campus Strategic Development Plan - Existing Conditions Report

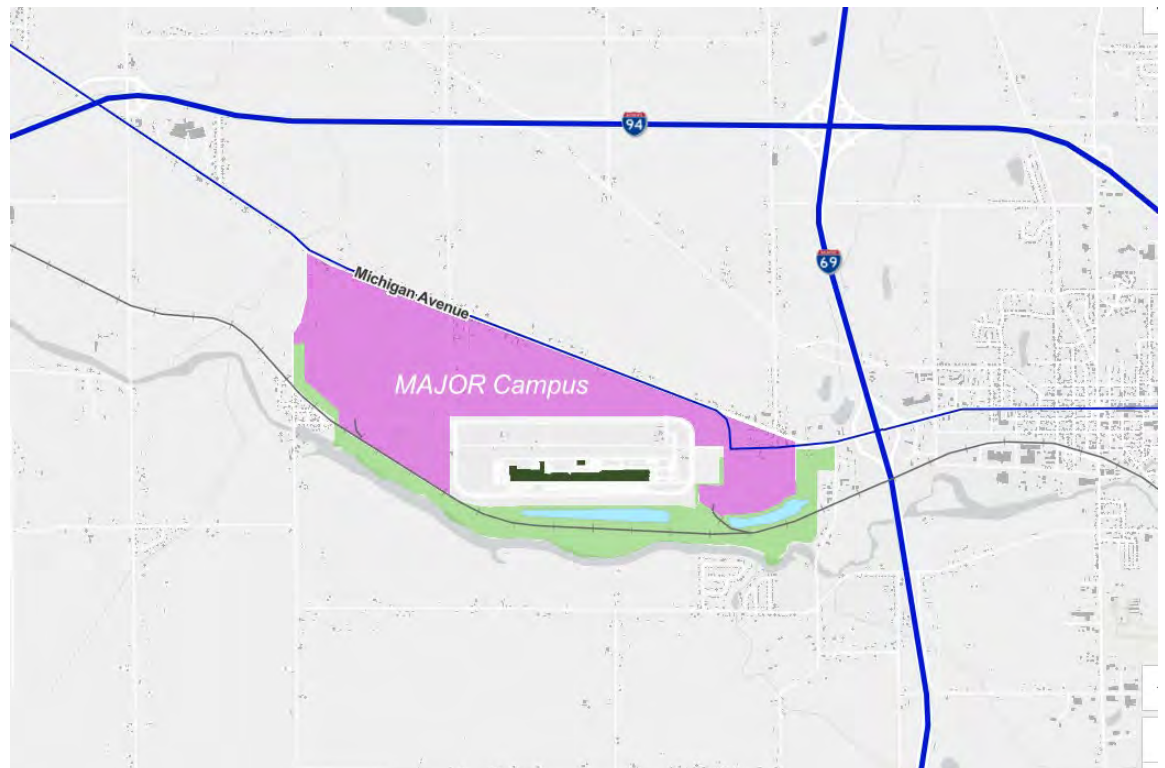
Existing Conditions Summary for the Strategic Development Plan

Prepared for:
MAEDA

Date:
November 5, 2025

Prepared by:
Stantec
SME

Project/File:
MAJOR Campus Strategic
Development Plan



MAJOR Campus Strategic Development Plan - Existing Conditions Report

The conclusions in the Report titled MAJOR Campus Strategic Development Plan - Existing Conditions Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from MAEDA (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

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1 Introduction

Spanning approximately 2,000 acres, the Marshall Area Jobs, Opportunity, and Recreation (MAJOR) Campus is a transformative economic development project in the City of Marshall and Marshall Township, Michigan. The MAJOR Campus is owned, managed, and promoted by the Marshall Area Economic Development Alliance (MAEDA) and the City of Marshall with key support from the Michigan Economic Development Corporation (MEDC). The MAJOR Campus includes the Ford BlueOval Battery Park electric vehicle (EV) battery manufacturing plant and is one of Michigan's premier sites for economic development. MAEDA's goal is to energize the region by attracting major employers, stimulating economic growth opportunities, and creating sustainable conservation and recreational assets.

This initiative is part of a strategic effort to position the region and the state of Michigan as a competitive location for the development of innovative, high-impact industrial businesses that create jobs. Stantec has been engaged to provide engineering and consulting services to support this vision. To date, Stantec's work has focused on the site development needs in support of the BlueOval Battery Park project along with conceptual planning for the efficient and synergistic development for the rest of the MAJOR Campus within the City of Marshall's utility service area.

In collaboration with SME, the Stantec team has been supporting the MAJOR Campus through municipal infrastructure planning, regulatory and permitting support, strategic consulting on Campus conceptual ideas, preliminary engineering, and preliminary site development planning. This report consolidates much of the work completed to date into a synthesized story of the physical, policy, and jurisdictional assets and opportunities presented by the MAJOR Campus.

Additionally, the initial planning activities performed for the MAJOR Campus in close association with the City of Marshall's Master Plan 2025 can be viewed via a Storymap on the Choose Marshall website managed by MAEDA at: <https://choosemarshall.com/economic-development/major-campus/reports-surveys-assessments/>.

1.1 MAJOR Campus Working Vision Statement

While the process is evolving to create a Strategic Development Plan for the MAJOR Campus, the past work and current discussions have arrived on a working vision for the campus to guide future decisions:

Create and sustain Michigan's premier industrial campus to attract innovative businesses in the advanced manufacturing, technology, and automotive sectors that drive job creation and economic prosperity for the greater Marshall area, Calhoun County, and the State of Michigan.

The information in this report is setting the stage for a baseline understanding of Campus opportunities and constraints that will support achieving the Vision.



2 Policy and Regulatory Framework

Located in both the City of Marshall and Marshall Township, the MAJOR Campus' current ownership structure leads to conflicting planning policies and zoning regulations. Some of which is inconsistent with the City of Marshall's Master Plan. This process will identify the applicable policy plans, technical studies, and regulations to describe what community standards currently apply to the MAJOR Campus. We will then propose revisions to achieve consistency with Marshall's master plan objectives and a development concept, to successfully realize the full potential for the MAJOR Campus.

2.1 Relevant Plans

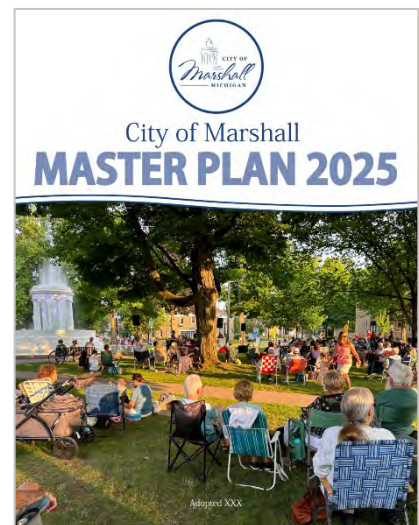
As one of the most significant industrial development opportunities in Michigan, the MAJOR Campus has been the subject of both local and industry analysis. These relevant plans include:

- City of Marshall Master Plan (adopted 2025)
- Marshall Township Master Plan (adopted 2022)
- ULI Marshall Michigan Advisory Services Panel Report (2024)

Key elements from each of these documents are summarized below.

2.1.1 City of Marshall Master Plan

The MAJOR Campus is envisioned as a hub for large-scale, specialized industrial (advanced manufacturing) manufacturing and distribution. Ford anticipates the creation of approximately 1,700 jobs, helping to offset the loss of over 2,000 jobs from the closure of major employers such as Eaton and State Farm over the past three decades. Additionally, the City of Marshall is projected to receive more than two million dollars in annual tax revenue once the development becomes operational. Beyond the economic benefits, the Campus will preserve approximately 500 acres of green space through a conservation easement, stormwater management features, parks, trails for public use and other potential recreational and commercial amenities to serve the campus and the broader community.



MAEDA and the City of Marshall have played key roles in advancing the MAJOR Campus. However, the project has sparked strong community dialogue. While some residents express concern about preserving Marshall's small-town character and lament missed opportunities for alternative land uses, others see the Campus as a vital step toward economic revitalization and regional connectivity.



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Key concerns include the potential loss of a small-town feel, increased traffic, environmental impacts, infrastructure capacity, and housing availability. At the same time, there is hope that the Campus will generate jobs, attract investment, support local businesses, enhance recreational amenities, and increase tax revenue for local municipalities and public safety. This Master Plan update does not center solely on the new industrial development; rather, it focuses on how to thoughtfully integrate the MAJOR Campus into the broader Marshall community. The goal is to preserve the high quality of life that residents value while embracing the opportunities that this development brings.

It also recognizes the high value that residents in Marshall Township and Calhoun County place on agriculture and the rural character of the region. Therefore, the Master Plan focuses efficient industrial development within the boundaries of the MAJOR Campus, while surrounding it with parks, trails and open spaces and commits to respecting and buffering surrounding areas.

Features highlighted in the Marshall Master Plan 2025 related to the MAJOR Campus include:

1. Buildings using high-quality materials, especially when facing residential or commercial zones.
2. Visual screening through landscaping and fencing to reduce industrial impacts.
3. Green infrastructure for stormwater management and air quality.
4. 245 acres along the Kalamazoo River placed in a conservation easement.
5. On-site amenities like patios, courtyards, and walking trails encouraged for employee use.
6. The Iron Belle Trail, North Country Trail, and Great Lake to Lake Trail running through the conservation easement and connecting Marshall to Battle Creek and Albion, enhancing regional recreation and mobility.
7. Trail routing improvements linking the MAJOR Campus to the Bear Creek Campus and Ceresco Kayak Launch.



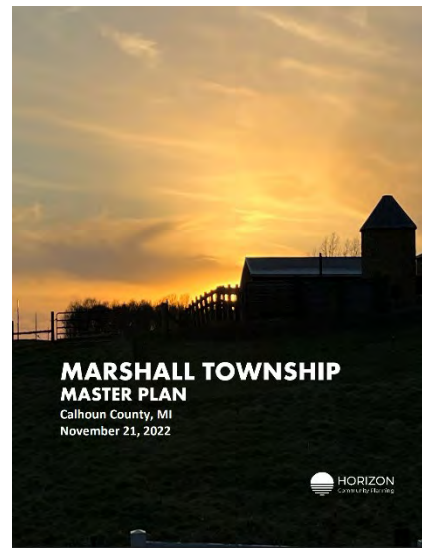
2.1.2 Marshall Township Master Plan

The vision of the Township and this plan is the following:

The Township will maintain its rural character for years to come while managing the pace of growth, ensuring the preservation of existing neighborhoods and the natural environment, and promoting development in agreed-upon target areas that will be served by public infrastructure and utilities.

The goal for Chapter 4 Economic Development is:

Industrial development areas are planned and targeted for significant private investment, public infrastructure expansion, and job creation in cooperation with the City of Marshall. Additionally, smaller-scale businesses are supported along Michigan Avenue East.



Chapter 4 further states that the Marshall Megasite (now the MAJOR Campus) is considered to be a premier economic development project in Marshall Township. The site is to the west of the City of Marshall within Sections 28- 29 of the Township. Based on its geographic location near the interstates and with more than a mile of frontage on the Norfolk Southern Rail, the site is ripe for future development.

Features highlighted in the Marshall Township Master Plan related to the MAJOR Campus include:

1. To plan major commercial and industrial development projects in areas that are feasible for 425 Agreements that are able to be served by City infrastructure.
2. Support and plan for industrial development and job creation and collaborative planning of the Marshall Megasite.
3. Prioritizes 425 Agreements for areas within reach of City water and sewer services to accommodate denser residential development and more intensive commercial and industrial development.
4. A Future Land Use designation of Heavy Industrial with specifics details, including:
 - a. Corresponding Zoning District: Industrial Park District (IP) or City of Marshall zoning designation for proposed future uses
 - b. Recommended Uses: manufacturing, assembling, warehousing, storage, office, and contractor facilities
 - c. Public Utilities: Planned
5. Recommended zoning for the Heavy Industrial Future Land Use designation of Industrial Park District (IP) or City of Marshall zoning designation.



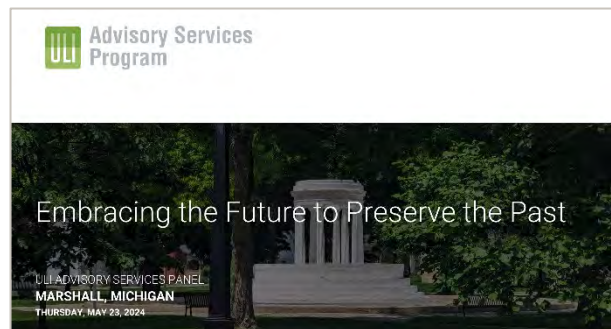
2.1.3 ULI Marshall Michigan Advisory Services Panel Report

The Urban Land Institute conducted a five-day Advisory Services Panel (ASP) in Marshall based on the question:

How might MAEDA, the City of Marshall increase the economic benefits to the greater Marshall area from the BlueOval Battery Park investment, while enhancing and maintaining desirable community character and amenities? How might MAEDA and the City of Marshall best partner with Ford on this endeavor?

This process included extensive community engagement including small group interviews with a variety of stakeholders. Features highlighted in the ULI Report include:

1. Ford should continue to communicate the environmental controls they are already installing as part of their plan design and operation.
2. Invest in human capital such as daycares, schools, Kellogg Community College, healthcare, and public safety.
3. Create a setting for the Campus that fits the rural character by establishing a landscape program, site design guidelines, and engineering guidelines that promote environmental sensitivity and rural character.
4. Create trail and park amenities including connecting to North County Trail, community space at Bear Creek Park, and connections to downtown.



2.2 Zoning Summary

Based on discussions with the City of Marshall, one opportunity with the Strategic Development Plan process is to update zoning and development standards to offer flexibility while creating a cohesive and unified campus image and amenities that provide a community-wide benefit. During work on the Concept Plan, Stantec will collaborate with the City of Marshall, MAEDA, and MEDC to develop effective zoning standards. A critical factor for many properties will be terms of agreements between the City of Marshall and Marshall Township beyond the structure of standard zoning. This is described below.

2.2.1 I-3 Zoning Classification

The I-3 zoning district was created for the BlueOval Battery Park project and was implemented on properties to the north of that site. This is the only area in the City of Marshall with the I-3 zoning classification and the City has no intention of applying it to any other industrial area. Therefore, there are opportunities to customize the I-3 zoning district to best meet the unique needs of the entire MAJOR Campus. As identified below, some requirements could benefit from a more flexible structure (e.g. 200 acre parcel minimum) so the MAJOR Campus can attract a wider variety of users.

The I-3 zoning district is the Industrial and Manufacturing Complex District. It is classified under Special Development Districts.

1. Intent: The intent of this district is to design for large-scale manufacturing, processing, and production operations that may need significant transportation access and community utilities. It can also include supportive services like storage, daycare, cafeteria, or gym.
2. Location Criteria: For a parcel to be zoned as I-3, it must be:
 - a. Over 200 acres in size
 - b. Have access to major transportation such as highways, rail, air, or state-standard roads.
 - c. Be served by public water and sewer.
 - d. Be physically suitable for industrial use and compatible with surrounding development.



3. Development standards:

Development Standard	Development Criteria
Lot size	Minimum lot area of 200 acres
Lot Coverage	Maximum lot coverage of 60% Additional 10% coverage for LEED buildings
Minimum Setbacks	Front yard: 50 feet Rear yard: 30 feet Side yard: 30 feet
Building Height	200 feet by right, with proportionate setback for structures over 80' Structures over 80 feet tall and within 200 feet of residential areas must have increased setbacks, adding one foot for each foot above 60 feet subject to setback requirements by planning commission
Floor Area	Not specified
Parking Requirements	Exempt; property and building owners to provide sufficient parking on-site to meet their requirements

4. Accessory Permitted Uses, in the I-3 zoning district, as listed in Section 8.10.4 shall equal no more than 15% of the gross building square footage for interior uses and shall be the sum of no more than 20% of the gross developable area of the lot or lots in common ownership of outdoor uses, unless approved by the Planning Commission.
5. Additional requirements are applicable if I-3 zoned parcels are located within 500' of a residential building such as materials, windows and impacts are measured.
6. Permitted uses: The I-3 district permits a wide range of industrial, manufacturing, processing, research, utility, recycling, and supportive infrastructure uses, including light and heavy manufacturing, laboratories, recycling facilities, utility services, EV charging stations, and public green spaces and mobility accommodations.



2.2.2 Other Zoning Considerations

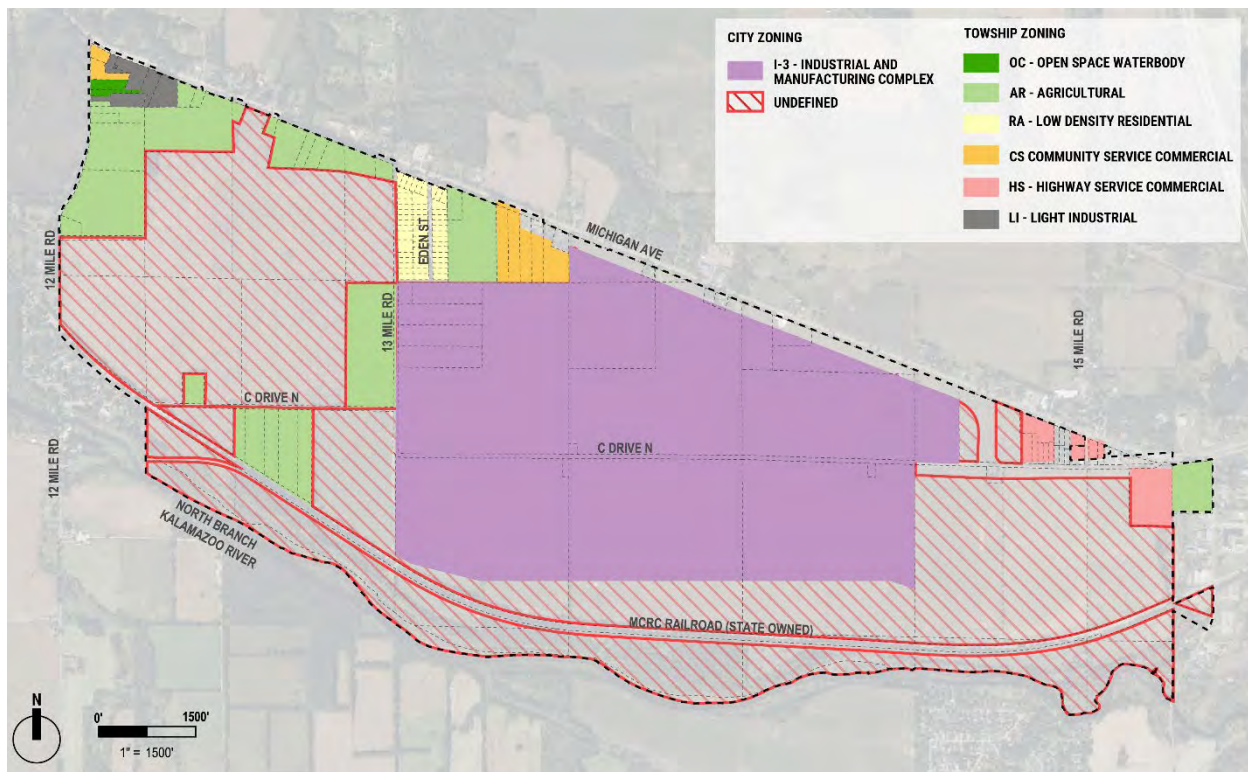
The areas identified as “undefined” on the map below are largely 425 land transfers that did not specify a zoning district in the transfer agreement. Based on details in a Master 425 Agreement summarized below, all land subject to 425 Agreements between the City and Township are administrated by a Joint Planning Commission (JPC). The JPC is an advisory body that steps into the shoes of the township or city planning commission in accordance with the 425 master plan agreement between township and city. The JPC is charged with reviewing any future zoning changes and development applications within the MAJOR Campus.

Based on the Michigan Zoning Enabling Act and the Joint Municipal Planning Act, the steps in a property rezoning process (legislative action) are as follows:

1. Initial review by the Joint Planning Commission
2. Public hearing either at the Joint Planning Commission or legislative body
3. Recommendation to the legislative body (either City or Township)
4. Legislative action by the City Council or Township Board

The residential and commercial zoning districts shown on the map below represent existing uses and parcels still owned and regulated by Marshall Township.

Figure 1: Zoning (as of 10/23/25)



2.3 425 Agreements

Based on the Michigan Public Act 425 from 1984, 425 agreements refer to conditional transfer of land that allows two or more municipalities the option of transferring land to one another. Due to the complexities of annexation, land transfer is meant to support economic development for properties that may lack municipal infrastructure to support a substantial project on an undeveloped property.

As is relevant at the MAJOR Campus, the City of Marshall and Marshall Township have developed and executed a Master 425 Agreement (updated 2019) for the conditional transfer of property and the future economic development benefit.

Based in Michigan Act 425 of 1984 and an MEDC FAQ sheet from May 2025, 425 agreements must include the following points:

- The municipality to which the land is being transferred.
- The length of the contract, which can be 1–50 years. Agreements typically last 50 years. However, any year can be agreed upon. Some suggest that the length should match the length of the bond needed for the infrastructure improvements.
- The methods by which the contract may be terminated by either municipality prior to the stated date of termination. For instance, language may include that if the project does not occur within two years of the PA 425 agreement being signed, the land will automatically revert back to its original status.
- Specific arrangements for sharing the tax revenue or any other revenue. Agreements can also include a clause that cities will guarantee a payment equal to whatever final millage rate is agreed upon even if something were to occur during the life of the agreement that may eliminate personal property tax laws in the state. In addition, other revenue sources, including city income tax or other city fees, could be negotiated.
- The adoption of ordinances and their enforcement by or with the assistance of the respective municipalities.
- The way in which purchases shall be made and contracts entered into.
- The way of responding to liabilities that might be incurred through the life of the agreement and insuring against such liability.
- The manner of employing and managing personnel required to complete the actual economic development project.
- The local unit that will have jurisdiction over the transferred land upon the expiration of the agreement.



3 Infrastructure and Site Analysis

During previous phases of work on the MAJOR Campus, extensive analysis has been performed to evaluate physical, environmental, and other site conditions that will allow sites to be more “shovel ready” when demand increases. Not only have existing conditions been analyzed, but the SME and Stantec team have been developing scenarios for building the necessary infrastructure to fully support the Campus.

3.1 Regional Context

The MAJOR Campus is located outside the official boundaries of the City of Marshall. A rail corridor owned by the Michigan Department of Transportation (MDOT) runs adjacent to the Campus and is operated by Amtrak for high-speed passenger rail service. The rail corridor is also used by Norfolk Southern for freight service throughout the region. The cities of Kalamazoo, Battle Creek, Jackson, and Lansing are within a one-hour drive of the MAJOR Campus. Downtown Marshall is less than four miles to the Campus.

Additionally, the Campus is at the crossroads of Interstate 69 and 94, offering valuable access to large cities in the Midwest. It is a natural stop between Detroit and Chicago, north to Flint, and south into Indiana.

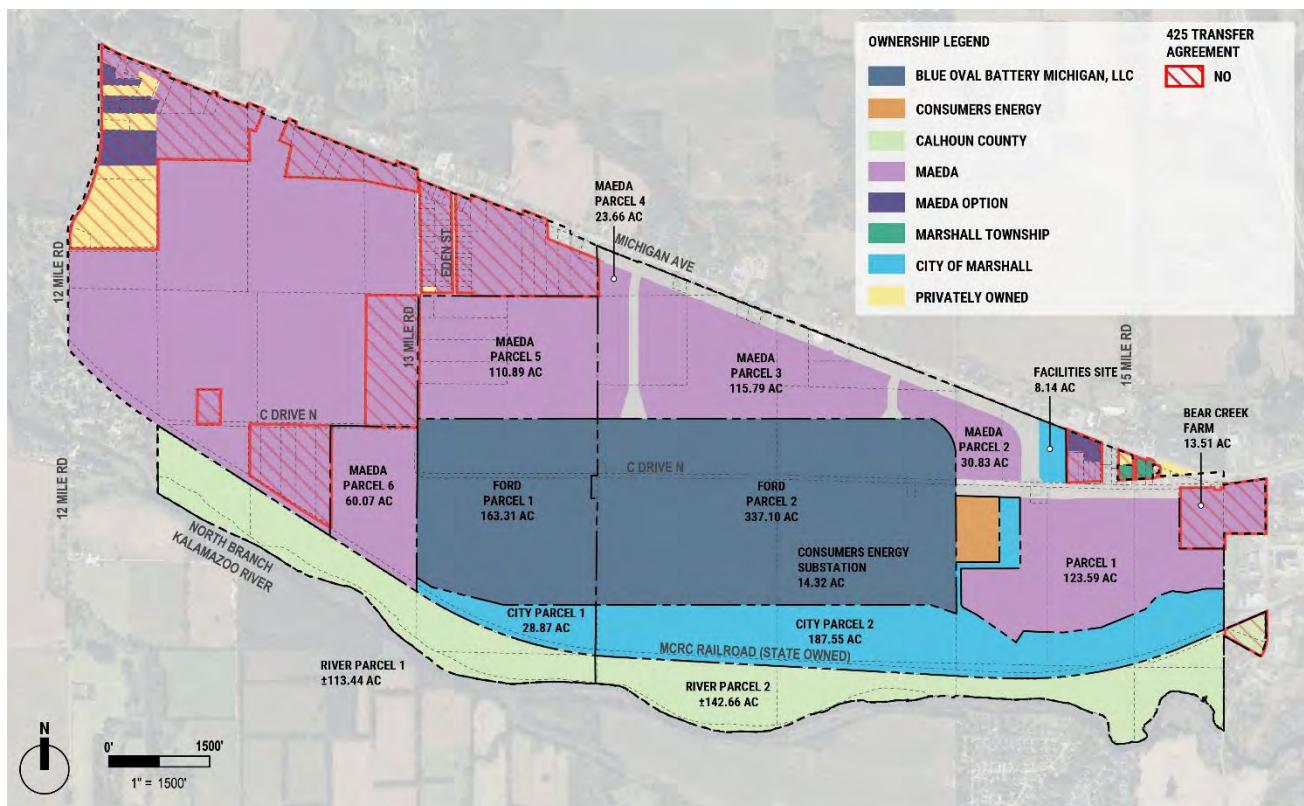
Figure 2: MAJOR Campus Regional Context



3.2 Ownership and 425 Conditions

MAEDA is the largest property owner in the MAJOR Campus, acquiring private properties as funding and opportunities to purchase allow, working in partnership with the MEDC and the MSF Board. Most of the land owned by MAEDA has already been transferred into the City of Marshall pursuant to the Master 425 Agreement with zoning reviewed by the JPC. The JPC, an advisory board, was set up under the terms of the Master 425 Agreement to have review and make recommendations regarding all land that has already been transferred and presumably any remaining sites that have not been yet transferred. The sites that have not been transferred through 425 agreements do not have rights for utility expansion and access.

Figure 3: Site Ownership and 425 Transfer Agreements



3.3 Utilities

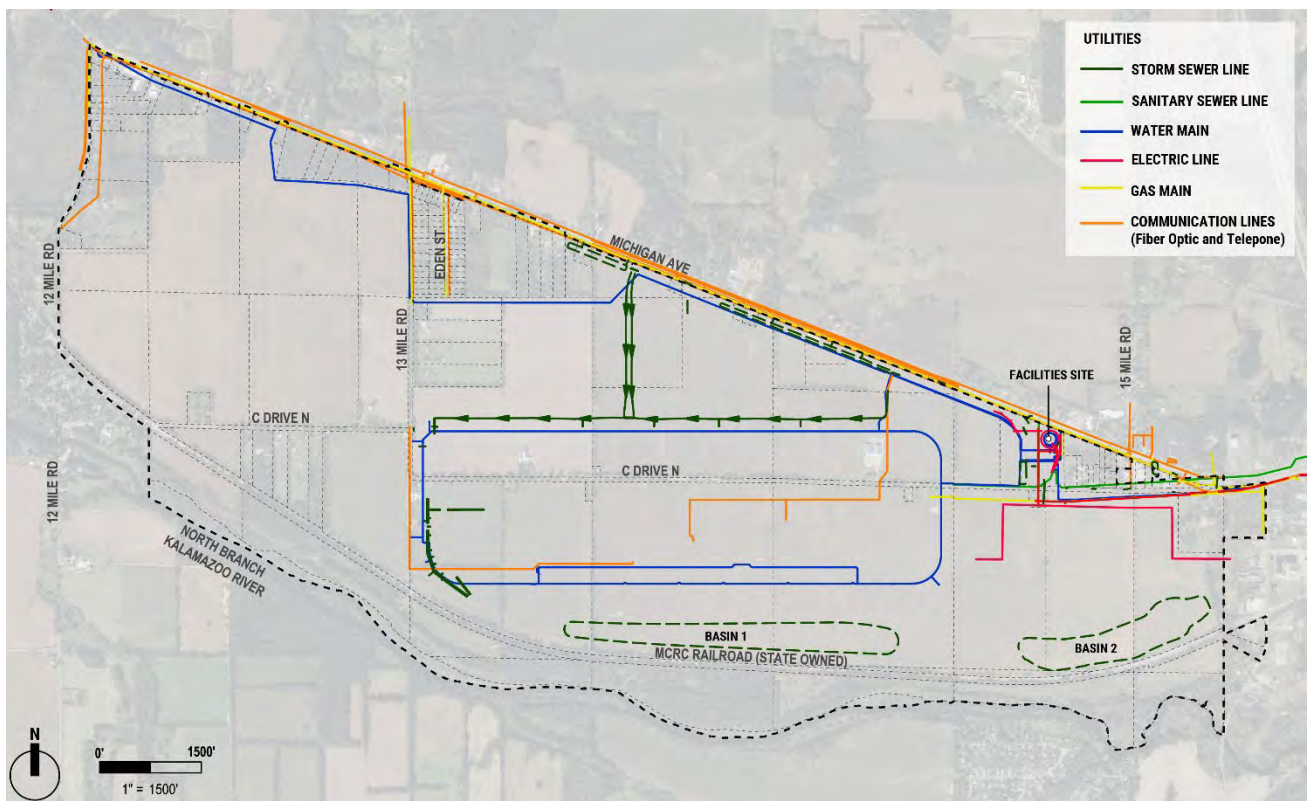
Significant investment is already occurring at the MAJOR Campus to introduce critical utility services. Two major infrastructure features were constructed to accommodate the BlueOval Battery Park project, including an electric substation through ITC and Consumer's Energy and a facility site to provide municipal water and sewer service. Fiber optic connections have also been expanded through the site from a main line on Michigan Avenue. The City of Marshall can also provide electric services to the Campus as the primary service provider to city properties.

Basins 1 and 2 on the map below represent stormwater management infrastructure that are designed to serve:

Basin 1 – BlueOval Battery Park and the area to the north

Basin 2 – Properties directly north of Basin 2 and land east of BlueOval.

Figure 4: Existing Utilities (as of 10/23/25)

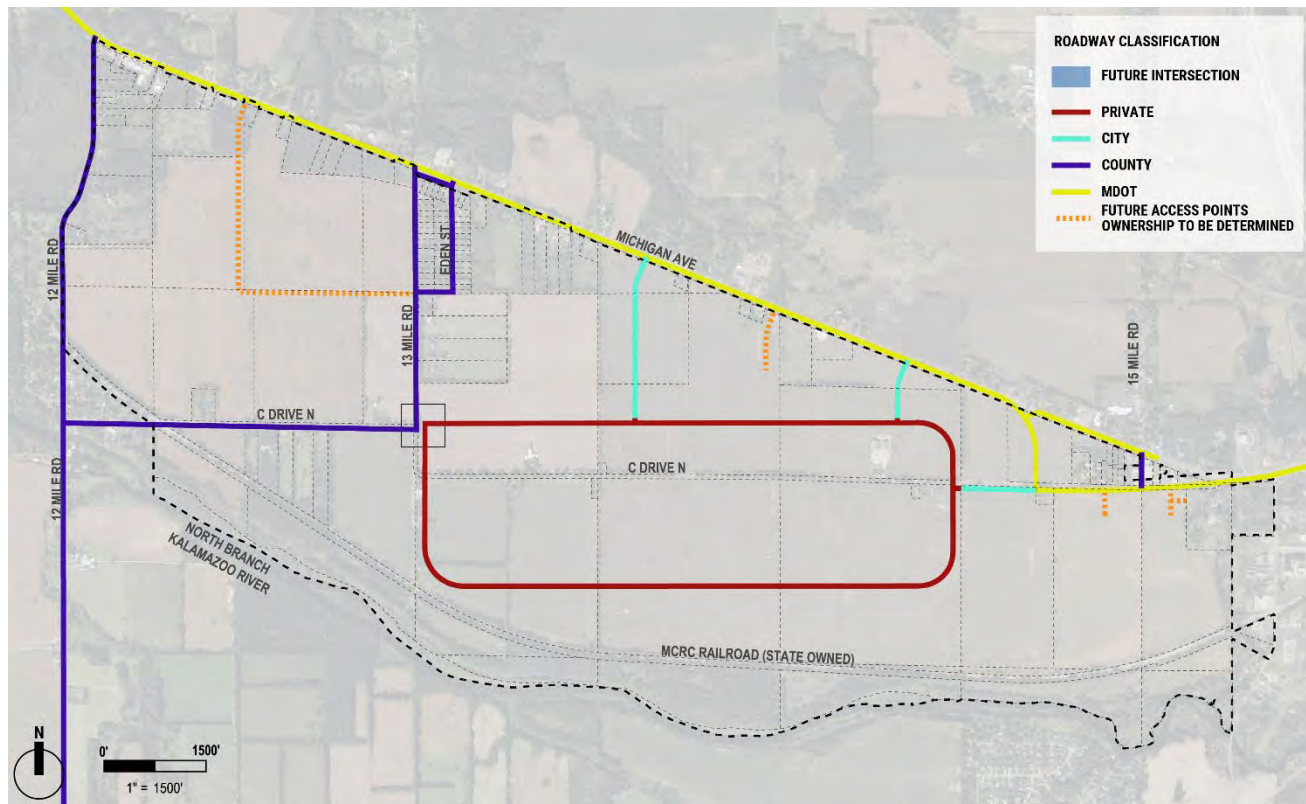


3.4 Transportation

Transportation access for both employees and service vehicles needs to be designed to meet the needs of the MAJOR Campus at full development. The map below represents a few key items:

- The corridors represented in orange, teal, and yellow are all new transportation corridors that were built to support BlueOval Battery Park and the surrounding development.
- The ring road around BlueOval Battery Park is not a public roadway – it is owned by Ford – and therefore is not available to serve additional private development.
- The function of C Drive N west of 13 Mile Road needs to be maintained in some form for emergency services and other access requirements.

Figure 5: MAJOR Campus Existing Roadways (as of 10/23/25)



4 Development Constraints Analysis

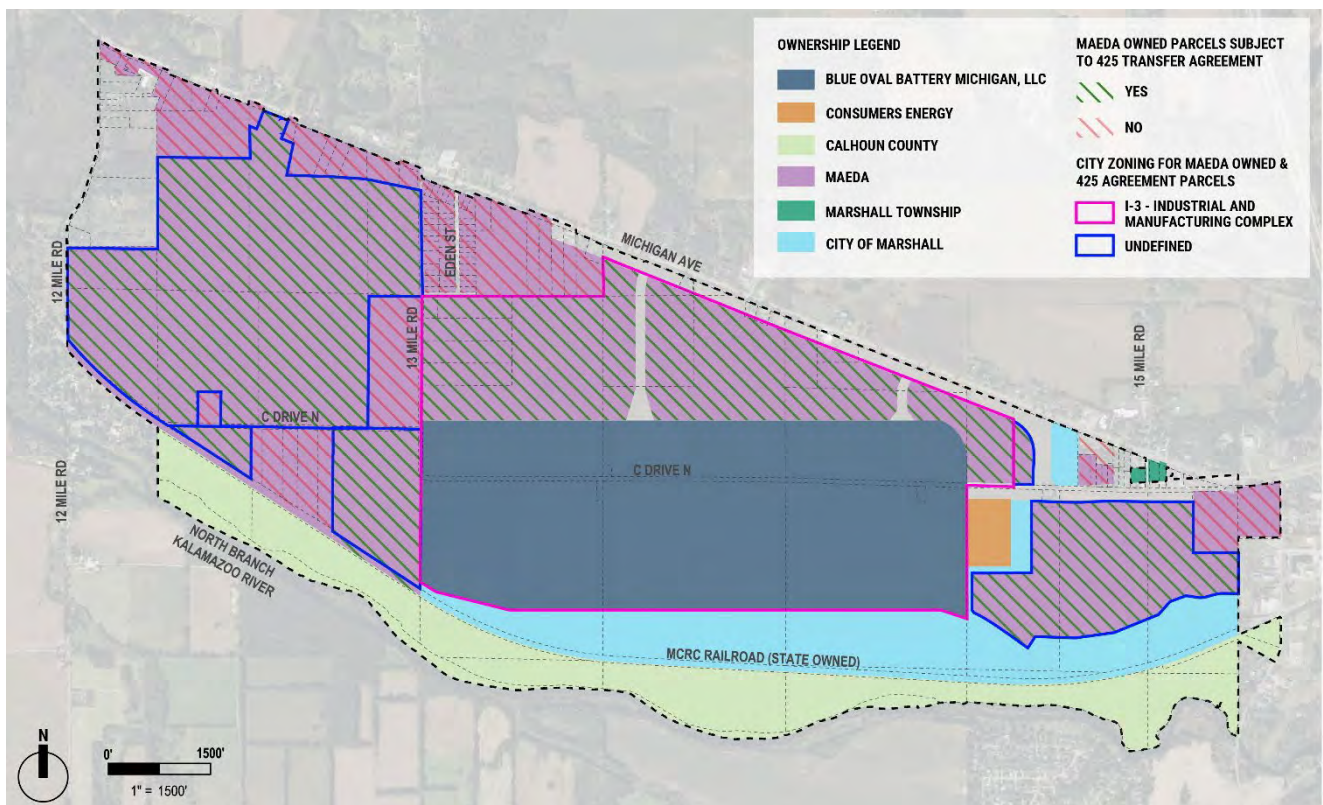
Based on the infrastructure and site analysis in the previous section, the team has identified constraints that may impede (or pose challenges for) the full build-out of the MAJOR Campus.

4.1 Jurisdictional Constraints

While MAEDA owns most of the MAJOR Campus properties outside the BlueOval Battery Park property, many parcels have potential encumbrances either through the 425 Agreement land transfer process or with undefined zoning. Any future developers will first evaluate sites with appropriate zoning and clearly defined development review authority, so these factors can be challenges to realizing a full build-out of the Campus.

As with any Planning Commission, the JPC is required to guide decisions based on relevant ordinances, applicable master plans, and consistency with the Master 425 Agreement.

Figure 6: MAJOR Campus Jurisdictional Constraints (as of 10/23/25)



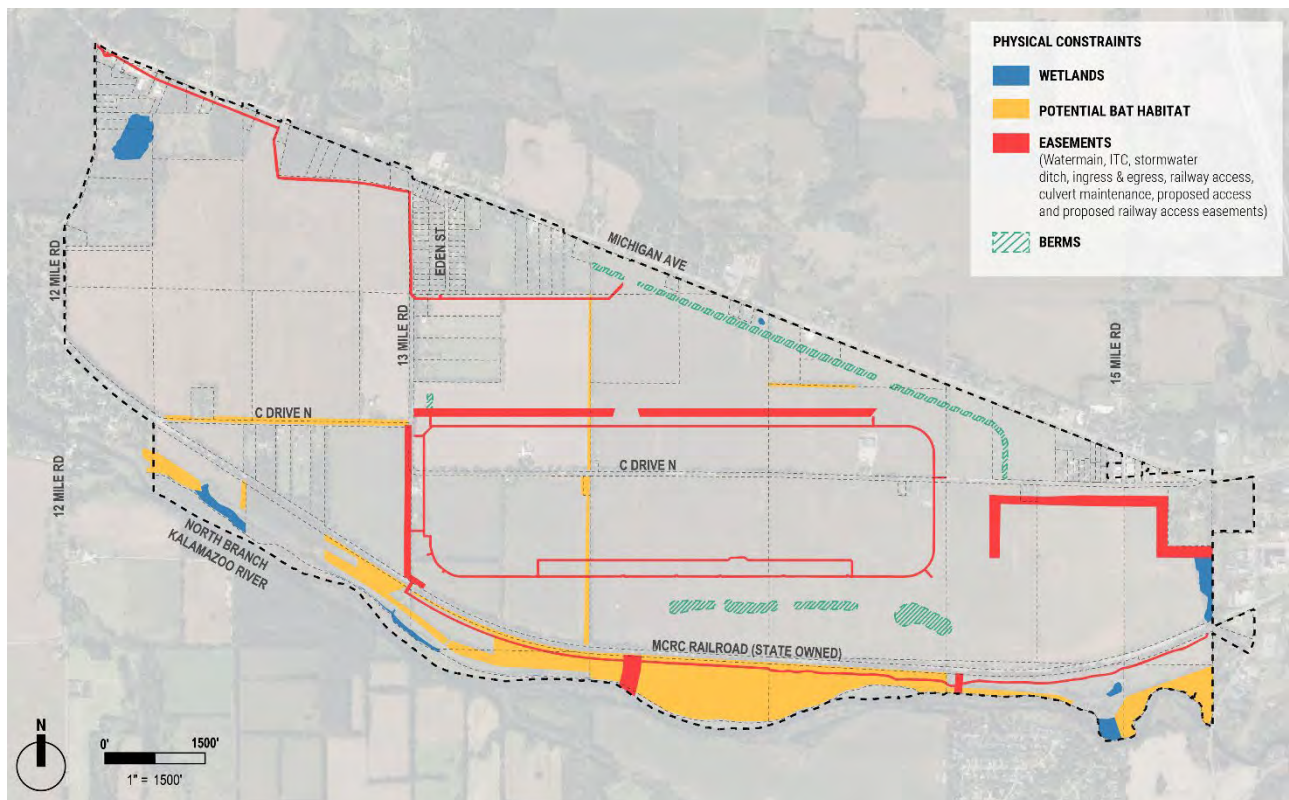
4.2 Physical Constraints

Most existing physical conditions in the MAJOR Campus can be managed through engineering best practices. The physical conditions shown on Figure 4.2 can be addressed effectively through effective planning and engineering design.

The map below shows some physical conditions that will either need to be avoided or have been constructed with the BlueOval Battery Park. For example, a variety of easements need to be maintained for infrastructure access/maintenance and railway access. Berms to the south of BlueOval Battery Park may reduce developable area.

Additionally, bedrock is shallow in some areas of the site which may affect construction. Borings have been conducted through the Campus to better understand these limitations.

Figure 7: MAJOR Campus Physical Constraints (as of 10/23/25)



5 Peer Industrial Campus Review

The purpose of peer industrial review is to evaluate and compare the development patterns and regulatory frameworks governing industrial developments in various jurisdictions around the country. Understanding these differences is critical for guiding future land use decisions, attracting investment, and ensuring compatibility with regional economic development goals. By comparing permitted uses, dimensional requirements, and accessory provisions, this report provides insights into how each community approaches industrial growth and positions itself within the broader regional economy.

Initial work in the Story Map researched similar facilities to the BlueOval Battery Park around the country and found most located in exurban or rural spaces where greenfield development sites offered inexpensive land. These sites included manufacturing or distribution facilities in Commerce GA, Lordstown OH, and Woodstock, AL. These sites can be viewed here: <https://arcg.is/0X1Cbb>.

Additional industrial sites have been selected for peer review based on their alignment with key characteristics that define successful large-scale industrial development. These criteria include:

- **Strategic Location:** Proximity to major transportation corridors such as interstate highways, rail networks, and airports, ensuring efficient logistics and distribution capabilities.
- **Development Scale:** Availability of large, contiguous land areas that support significant industrial operations and allow for future expansion.
- **Economic Integration:** Strong connection to regional economic development strategies, fostering collaboration with local governments, workforce initiatives, and infrastructure planning.



Figure 8: Peer Industrial Campuses



5.1 Fort Custer Industrial Park, City of Battle Creek, Michigan

Fort Custer Industrial Park is a premier industrial hub strategically located along Interstate 94, midway between Detroit and Chicago, within the City of Battle Creek, Michigan. This location provides exceptional regional connectivity and access to major transportation corridors, making it a critical asset for manufacturing, logistics, and advanced industrial operations. The park is zoned under the I-2 Heavy Industrial District, which accommodates a diverse range of industrial uses, including manufacturing, assembly, and fabrication, as well as emerging sectors such as technology and innovation. Its proximity to rail infrastructure and interstate highways positions Fort Custer as a competitive destination for businesses seeking efficient distribution networks and robust utility services. As one of Michigan's largest industrial parks, Fort Custer plays a vital role in supporting regional economic development, attracting investment, and fostering job creation.

5.2 Camp Hall Ridgeville, South Carolina

Camp Hall is a master-planned industrial park in Ridgeville, South Carolina, designed to support office, light and heavy industrial uses within a park-like, environmentally sensitive setting. Spanning over 6,700 acres, it features flexible zoning, extensive green space, and modern infrastructure to attract advanced manufacturing and logistics operations. The development emphasizes thoughtful site planning, landscape



buffering, and safe access, while allowing for compatible residential and corporate uses. Central to its design is Avian Commons, a hub offering amenities that promote workforce wellness and community engagement.

5.3 Goodman Commerce Center, Eastvale, California

Goodman Commerce Center is a large-scale, master-planned industrial and commercial development located in Eastvale, California, strategically positioned near major transportation corridors including I-15 and SR-60. Spanning over 200 acres, the center integrates logistics, retail, office, and light industrial uses within a Specific Plan (SP) zoning framework, allowing for customized development standards tailored to market needs. Designed to support regional economic growth, the center features modern infrastructure, sustainable design elements, and flexible site configurations to attract a diverse range of businesses—from e-commerce and distribution to corporate offices and retail services.



5.4 Riverport Industrial Park, Kentucky

Riverport Industrial Park, located along the Ohio River in Louisville, Kentucky, is one of the region's largest and most strategically positioned industrial hubs. Spanning over 2,000 acres, the park supports a diverse mix of manufacturing, logistics, warehousing, and international trade operations. With direct access to major interstates (I-64, I-65, I-71), rail connections via CSX and Norfolk Southern, and proximity to UPS Worldport, Riverport offers multimodal transportation advantages. It includes a Foreign Trade Zone (FTZ #29), bulk cargo docks, and extensive infrastructure for intermodal shipping. The park is home to over 120 companies employing more than 6,500 people, and continues to attract investment through its scalable facilities, skilled workforce access, and environmentally conscious design.

Feature	Marshall Michigan	Battle Creek	Camp Hall, Ridgeville, SC	Goodman Commerce Center, Eastvale California	Riverport Industrial Park, Louisville
Zoning Designation	I-3	I-2	Berkley County, PD-OP/IP	Specific Plan-SP	EZ-1
Purpose	Large-scale industrial with transport access	Manufacturing & fabrication with rail/road access	Campus-style industrial with environmental focus	Custom zoning for mixed-use, site-specific design	Flexible zoning for job creation & investment
Permitted Uses	Traditional, tech, utility, mobility	Industrial, cannabis, food, tech, mixed-use	Office, light/heavy industrial, integrated residential	Office, industrial, compatible mixed-use	Light industrial, warehousing, retail (limited)
Special Uses	Chemical Plants, trade schools	Mixed-use, energy, entertainment	Conditional uses like daycare, religious sites	Varies by plan	Alcohol sales, adult entertainment



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Feature	Marshall Michigan	Battle Creek	Camp Hall, Ridgeville, SC	Goodman Commerce Center, Eastvale California	Riverport Industrial Park, Louisville
Accessory Uses	Child care, retail, helipads, solar/wind	Storage, offices, gardens	Garages, utilities, employee amenities	Customary support uses	Varies by use
Min. Lot Area	200 acres	2,900 sq ft	Flexible	Not fixed	Not specified
Max. Lot Coverage	60–70% (LEED bonus)	Not required	Varies by plan	Varies	Not specified
Setbacks	Front: 50 ft, Side/Rear: 30 ft	25 ft all sides	35–100 ft from roads	Varies	Varies
Max. Height	Up to 200 ft	Not required	Based on fire protection capacity	Varies	Not specified



6 Funding Source Review

MAEDA and the MEDC have demonstrated exceptional success in securing a robust portfolio of funding—totaling more than \$800 million—to support critical infrastructure improvements at the MAJOR Campus in Marshall. This includes \$120.3 million of Strategic Site Readiness Program (SSRP) funding from the Michigan Strategic Fund (MSF) for water and wastewater infrastructure to expand services to the MAJOR Campus. The SSRP grant is part of a larger legislative package signed by Governor Gretchen Whitmer, which included:

- \$330 million for road and infrastructure improvements
- \$299.7 million for land acquisition and site readiness
- \$210 million grant and a 15-year tax abatement for Ford
- Additional \$65 million grant from the MSF to develop non-Ford parcels of the MAJOR Campus land acquisition and infrastructure improvements.

While the current funding landscape is substantial, there may still be **gaps in infrastructure financing** as the MAJOR Campus continues to evolve. To address these, a range of **federal funding programs** could be explored.

6.1 Congressionally Directed Spending (CDS)

Also known as federal earmarks, CDS offers broad flexibility in project eligibility. However, the scope of support may vary depending on individual lawmakers' priorities. As with many federal programs, the long-term availability of CDS remains uncertain.

6.2 EPA Brownfields Grants

If environmental contamination is a concern, the U.S. Environmental Protection Agency (EPA) offers a suite of brownfields funding options:

- **Assessment Grants** for site evaluation and planning
- **Cleanup Grants** for remediation activities
- **Revolving Loan Funds** to support ongoing cleanup and redevelopment

6.3 BUILD Grants (formerly RAISE/TIGER)

For transportation-related infrastructure gaps, the BUILD program may be a viable option. These grants support large-scale infrastructure projects that promote economic development and connectivity.

As specific redevelopment concepts and infrastructure needs are further defined, a deeper analysis of funding opportunities will be conducted. This will include evaluating the competitiveness of federal programs and identifying additional state, regional, or private-sector funding sources to ensure the MAJOR Campus reaches its full potential.



7 Target Industries

Based on information from MEDC and research on national trends, Stantec has identified a range of industrial business types that are likely to be attracted to the MAJOR Campus. While industrial construction has been slowing after a post-pandemic boom, innovative industrial business types are remaining resilient due to federal incentives and long-term demand.

General factors to consider for industrial businesses should be:

Rent rates, taxes, and other real estate costs - Some large warehouse developers who have locational flexibility will shop for sites with favorable tax rates and other lower cost considerations. This would not seem to be a major consideration for the MAEDA Major Campus.

Workforce availability, skilled labor pool, and costs - This would be a significant challenge for the Major Campus, especially in the near future. After the BlueOval Plant is fully staffed and the Marshall housing supply has been expanded, workforce availability may increase.

Roads, highways, and traffic flow - The proximity to two freeway corridors would be a selling point for the Major Campus. Significant truck traffic could be viewed negatively by the township and others in nearby Calhoun County. Assuming that a use is permitted in the I-3 District, it would be allowed by right and could be approved administratively.

Proximity to airport freight service, railway stations, and ports - The closest freight airport is in Kalamazoo which is 30 miles away. There are no nearby railway stations or ports. The team has previously explored the possibility of building a rail spur. Any user would need to be very large to justify this expense. The adjacent rail line is a high-speed passenger line which would add a level of complication.

Building availability, utility costs, and internet services – With no existing buildings, a prospective business would be interested in knowing how long it will take to complete the entitlement process and complete the construction process. If this was a later stage of development, site preparation, utility availability, access roads, and other requirements could be in place.

This identification process will support refinement of the strategic development plan.

7.1 MEDC Attraction Target Sectors

MEDC tracks a variety of data points when businesses reach out to the State for information and support. In 2025, the MEDC Attraction Target Sectors have included:

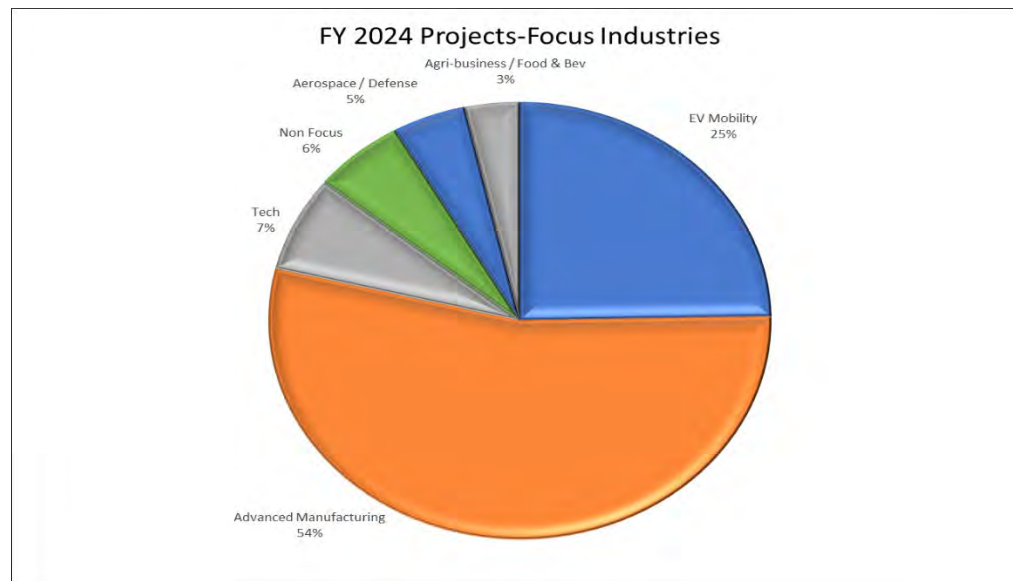
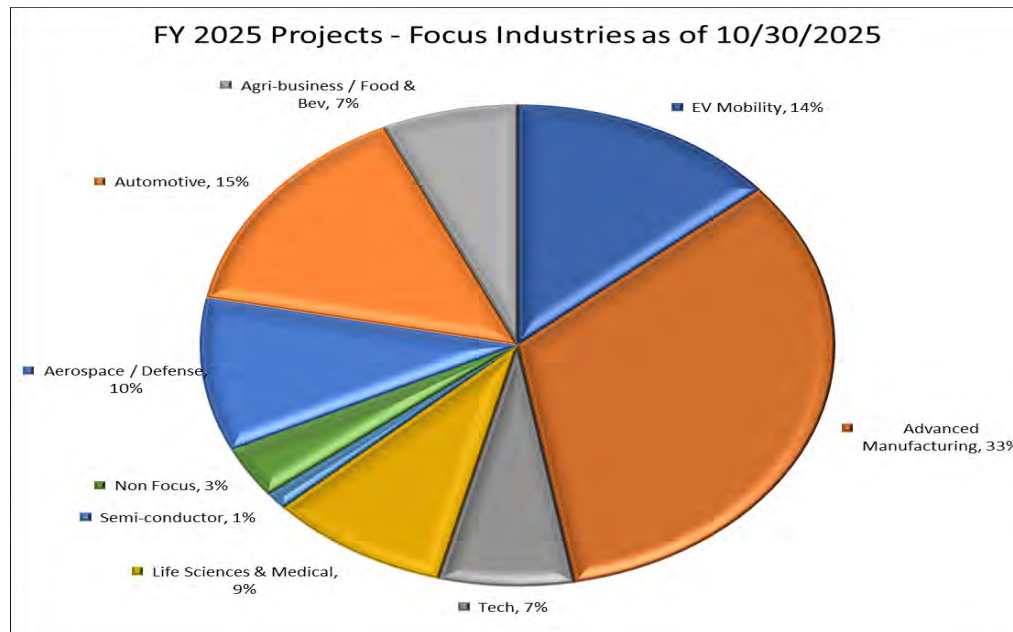
- Advanced Manufacturing
- Aerospace and Defense
- Automotive Manufacturing and Supply
- Life Sciences – pharmaceuticals, device manufacturing (typically smaller to medium projects)



MAJOR Campus Strategic Development Plan - Existing Conditions Report

- Semiconductor

As the two pie charts below show, the variety and number of industrial business types have diversified since 2024 with Advanced Manufacturing still the primary interested business type.



As a valuable data point, MEDC also tracks the size sites being requested by businesses. In 2024, half of their calls were interested in 1–50-acre sites with another 17 percent looking for 51–100-acre sites. In 2025, those interested in the smaller 1–50-acre sites dropped to 38 percent while interest in 51–100-acre sites increased to 35 percent. Only 12 percent of interested parties were looking for sites over 250 acres in 2025.



7.2 National Industry Trends

7.2.1 Data Centers

There are 5,400 data centers in the US. The next highest number is the UK with 280. The market is expected to grow exponentially with multi-billion-dollar investments, led primarily by Microsoft and Amazon, with over a trillion dollars projected in the next 5 years. MEDC has begun seeing substantial activity and interest in data centers with inquiries mainly coming from utility companies.

Considerations include:

- Power demand is the biggest hurdle to overcome when analyzing feasibility. The largest users require 1 gigawatt of power with midsize users requiring 50-500 megawatts. Small data centers are currently using around 50 megawatts of power.
- Small data centers may employ two full-time employees while the largest users employ around 100 people per building.
- Extensive water usage for cooling has been mitigated by innovative cooling technologies.
- Data centers are expensive real estate per square foot, and they pay taxes on both the square footage of the building and the equipment. This can have a positive impact on local tax bases and does not demand much in the way of public services.
- A co-located data center will have 60% of its space devoted to the servers and 40% devoted to service space. The rent is only based on the server space.

7.2.2 Advanced Manufacturing & Semiconductors

Major investments are flowing into semiconductor fabrication Plants due to the CHIPS and Science Act. Notable projects include Samsung's \$17 billion chip Plants in Texas and a \$575 million semiconductor facility in Malta, New York.

Considerations include:

- These industrial types require large parcels (500+ acres), intense access to utilities, and proximity to transportation corridors.
- Specialized HVAC, filtration, and vibration control systems are required for cleanroom environments.
- Most advanced manufacturing and semiconductor businesses will need heavy industrial zoning.
- Access to skilled labor will be a challenge.



7.2.3 Electric Vehicle (EV) & Battery Manufacturing

As MAEDA and the City of Marshall know, EV-related facilities are currently dominating the list of the largest industrial projects being built right now. Hyundai's 17 million square foot EV Plant in Savannah, Georgia is the largest industrial project of 2025.

Considerations include:

- Any EV and battery manufacturer will require high energy consumption that will add to the already-anticipated needs of the BlueOval Plant.
- Transportation improvements surrounding the MAJOR Campus will benefit future users. A rail spur would be a desirable amenity for future site users.
- As has been already occurring, this business type requires strong and collaborative public private partnerships due to the large capital investments in infrastructure and workforce development.

7.2.4 Logistics, Warehousing, & Distribution Facilities

In 2024, all ten of the largest industrial projects completed were logistics facilities, including many as multi-building expansions in existing industrial parks. While construction of logistics facilities have slowed due to oversupply, it remains a major industrial category. This category also includes cold storage and micro-fulfillment centers which are gaining traction due to the growth of e-commerce and supply chain optimization.

Considerations:

- The construction of these industrial types usually involve pre-engineered metal or tilt-wall buildings with high clear heights and large floor plates (100,00-1M+ square feet).
- Heavy truck traffic must be accommodated with nearby access to interstates and airports, ideally.
- Most of these industrial types have opportunities for modular design and therefore future expansion.
- Businesses have high employee turnover and operations are labor-intensive. Automation is becoming increasingly important.
- There is a shift toward smaller, pre-leased or build-to-suit spaces due to rising vacancy rates.
- Zoning is usually low- to heavy-industrial and outdoor storage areas may require additional performance standards.
- Some large warehouse developers who have locational flexibility will shop for sites with favorable tax rates and other lower cost consideration. This would not seem to be a major consideration for the MAEDA Major Campus



7.2.5 Food, Beverage, & Agribusiness

Functional food and beverage manufacturing is growing based on trends in health-conscious consumer trends. These types of facilities are increasingly integrating automation and robotics to address labor shortages – which is a factor to consider in the Marshall area – and improve efficiency.

Considerations include:

- This is already an important sector in Michigan that regularly sees new business activity.
- Businesses must meet FDA and USDA requirements, including specialized drainage, materials, and air flow.
- Many businesses will need cold storage facilities with insulated panels, refrigeration systems, and backup power generators.
- These industrial types usually require high water usage and specialized wastewater treatment.
- It is a benefit to have nearby agricultural producers and distribution centers.
- The labor pool can be a mix of skilled and unskilled labor.



8 Next Steps

Stantec will use the existing conditions information as a jumping off point to start analyzing at least two development scenarios – one that assumes the jurisdictional constraints have been resolved and another that is more a conservative development scenario. Our team will continue to focus on site amenities and a Campus-wide brand or wholistic character that emphasizes a higher standard of building and site design that tie any future Campus projects together.

A fiscal impact analysis will be conducted on the two development scenarios as a comparison tool for necessary costs and tax implications. This analysis will support building a consensus for one development scenario that offers a solid direction for the MAJOR Campus while being flexible for a dynamic industrial market.

With the Working Vision as a guidepost, the consultant team has also identified a number of Guiding Principles that should drive development of the scenarios. To achieve the Vision, MAEDA is aiming to:

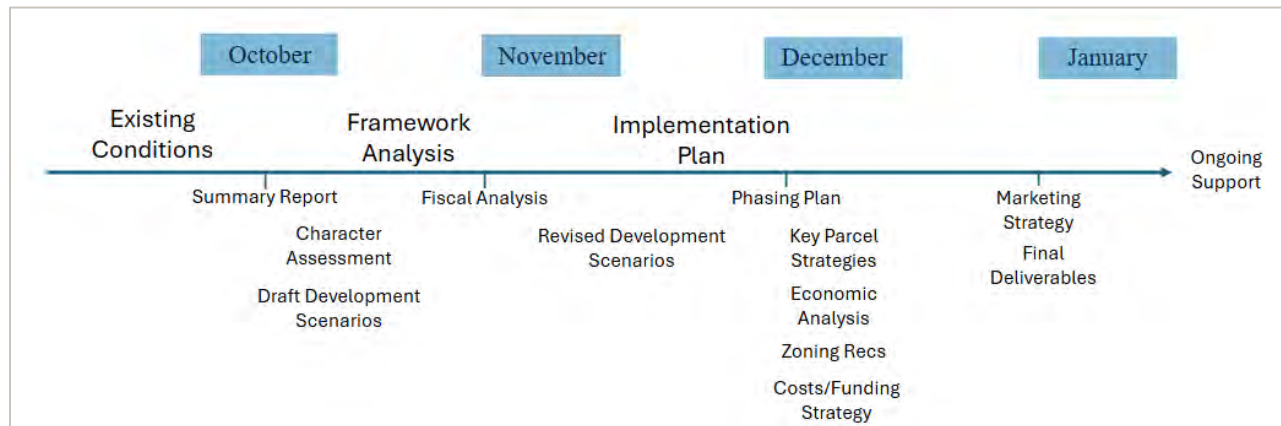
- Streamline the entitlement process and attract flexible development within the I-3 zoned parcels north of BlueOval that balance tax revenue generation, job creation, and municipal service demands.
- Together with the City of Marshall, proactively engage Marshall Township to achieve alignment with MAEDA's vision for the MAJOR Campus.
- Focus business attraction on advanced manufacturing and innovative tech businesses between 12 Mile and 13 Mile Roads.
- Collaborate with Ford to attract compatible automotive supply and EV battery opportunities east of BlueOval.
- Limit service commercial development to sites along Michigan Avenue that have compatible zoning.
- Create green space and natural amenities for the community through elevated use of conservation easements, Bear Creek, Ceresco Park, 12 Mile Greenway, natural streetscapes, and an extensive trail system.

Refinement of the Vision and Guiding Principles is anticipated as the strategic development plan is developing.



MAJOR Campus Strategic Development Plan - Existing Conditions Report

A tentative timeline for the remainder of the project includes:





Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402-2314
stantec.com

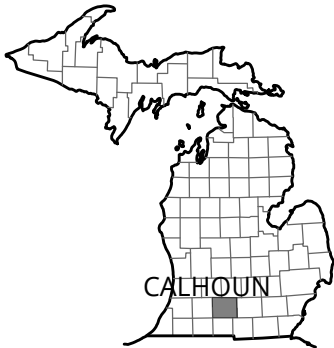


MAJOR Campus Master Planning

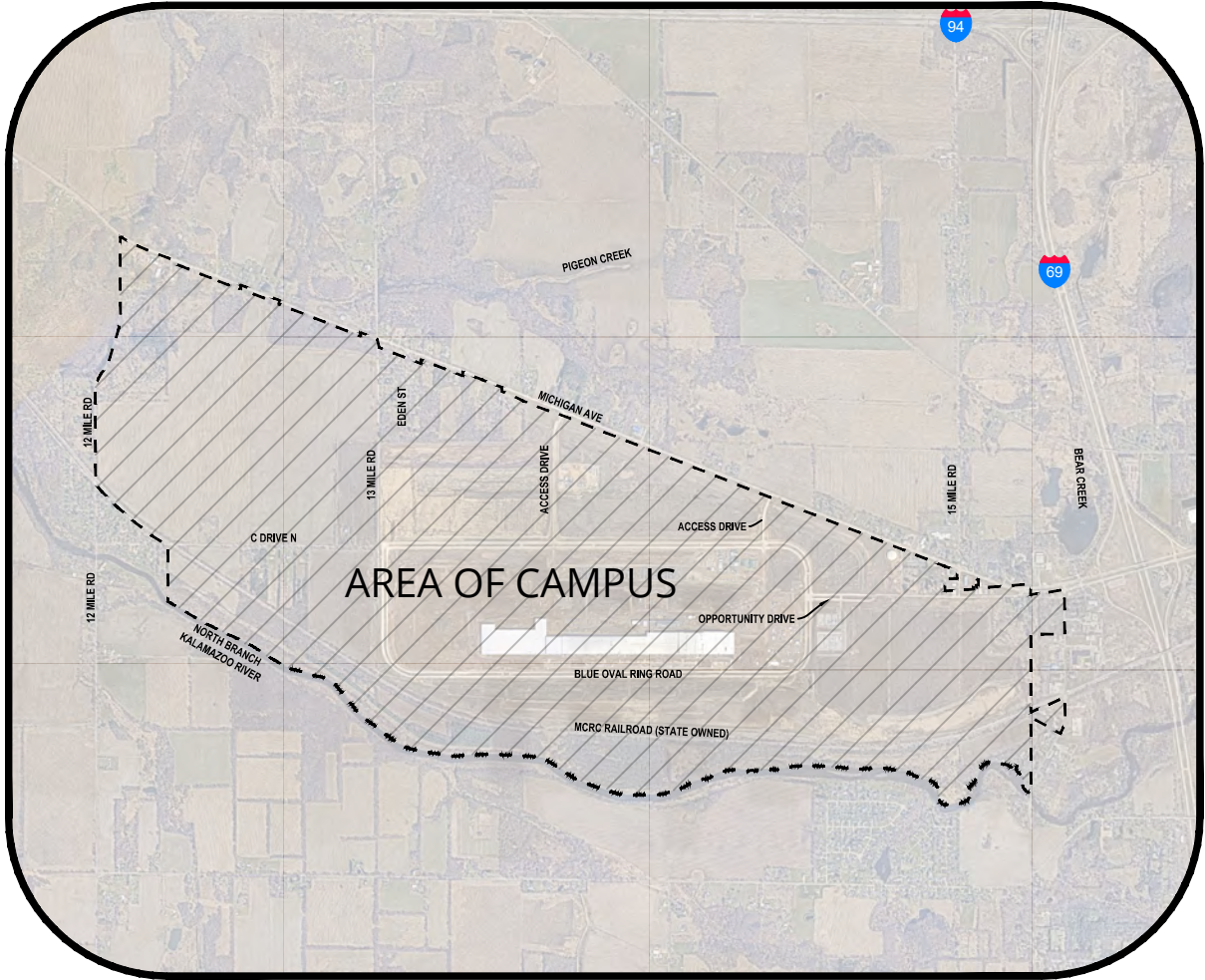
Calhoun County, Michigan



LOCATION MAP
NOT TO SCALE



COUNTY MAP
NOT TO SCALE



OVERALL SITE AREA
NOT TO SCALE

OWNER

MARSHALL AREA ECONOMIC
DEVELOPMENT ALLIANCE
323 WEST MICHIGAN AVENUE
MARSHALL, MICHIGAN 48068

CONTACT: MR. JAMES DURIAN
CEO

ENGINEER

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SURVEYOR

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MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108

CONTACT: MR. OWEN WELCH, CSTII
PH: 734.995.0200

PLANNER

STANTEC
733 MARQUETTE AVE S, SUITE 1000
MINNEAPOLIS, MN 55402

CONTACT: MRS. BETH ELLIOTT, AICP
612.712.2039

LIST OF DRAWINGS

SHEET No.	SHEET TITLE
0.1	COVER SHEET
1.0	PARCEL BOUNDARIES - PRE DEVELOPMENT (DEC 2022)
1.1	PARCEL BOUNDARIES - FUTURE
1.2	SCHOOL DISTRICT OVERLAY
1.3	PARCEL - 425 TRANSFER AGREEMENT
1.4	PARCEL - ZONING
1.5	PARCEL - NOTABLE EASEMENTS
1.6	SITE TOPOGRAPHY - PRE DEVELOPMENT
1.7	SITE TOPOGRAPHY - POST DEVELOPMENT
2.0	INFRASTRUCTURE AND UTILITIES - OVERALL
2.1	INFRASTRUCTURE AND UTILITIES - STORM SEWER
2.2	INFRASTRUCTURE AND UTILITIES - WATERMAIN
2.3	INFRASTRUCTURE AND UTILITIES - SANITARY SEWER
2.4	INFRASTRUCTURE AND UTILITIES - FIBER
2.5	INFRASTRUCTURE AND UTILITIES - GAS
2.6	INFRASTRUCTURE AND UTILITIES - ELECTRICAL
3.0	ROADWAY - MDOT
3.1	ROADWAY - CLASSIFICATION
4.0	GEOTECHNICAL DUE DILIGENCE - SOIL BORINGS
4.1	GEOTECHNICAL DUE DILIGENCE - SEISMIC SITE CLASS
4.1.1	GEOTECHNICAL DUE DILIGENCE - SEISMIC DESIGN CLASS
4.2	WETLAND DELINEATION - OVERALL
4.2.1	WETLAND DELINEATION - WEST
4.2.2	WETLAND DELINEATION - EAST
4.3	WILDLIFE DUE DILIGENCE
4.4	ARCHAEOLOGICAL DUE DILIGENCE

COVER SHEET

MAJOR CAMPUS MASTER PLANNING

CALHOUN COUNTY MICHIGAN

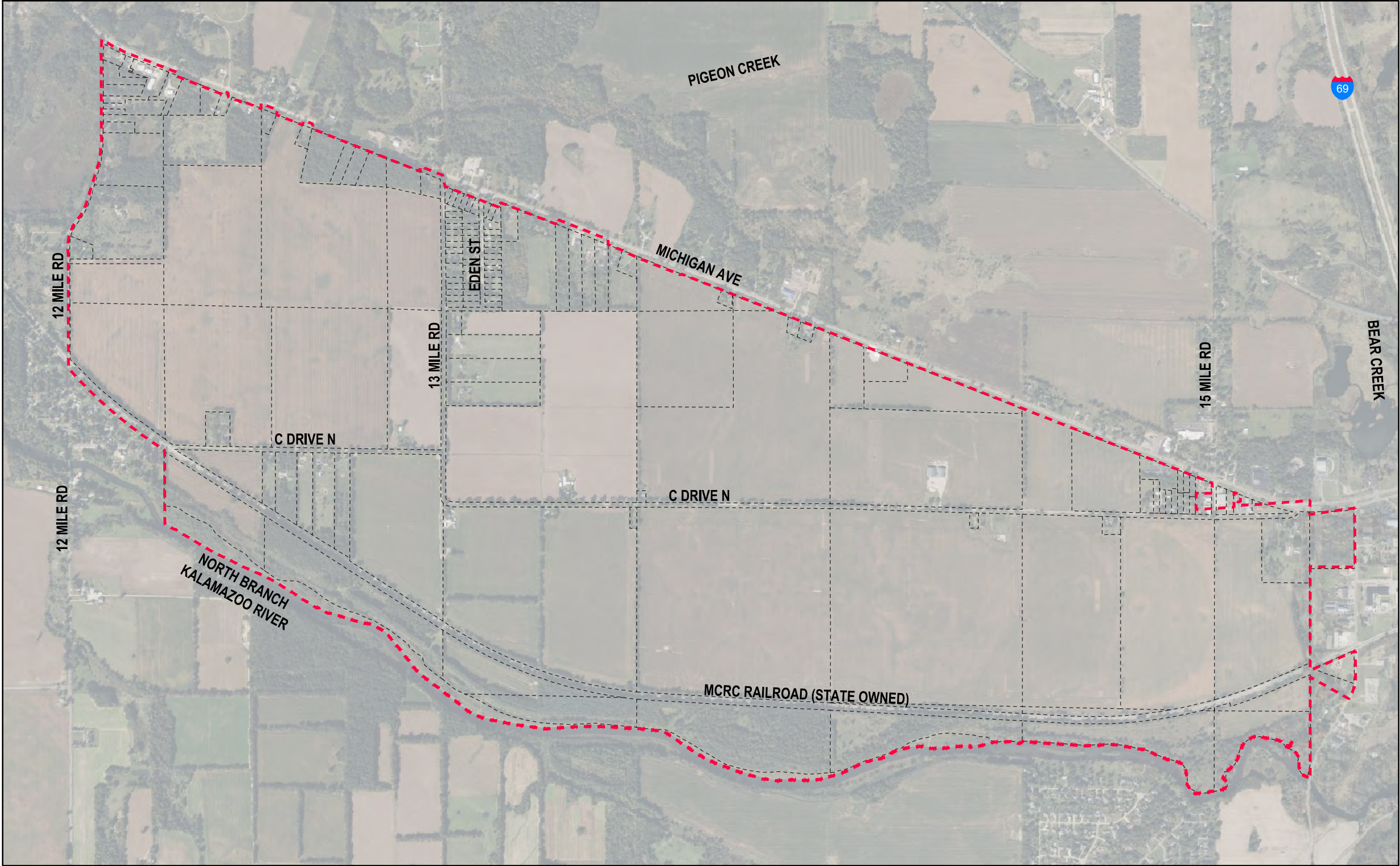
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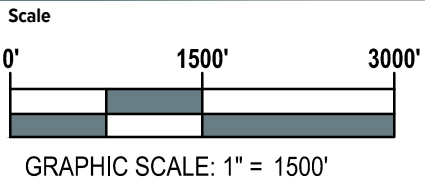
PARCEL LEGEND

- - - - - LIMITS OF MARSHALL MAJOR CAMPUS
- - - - - HISTORICAL PARCEL BOUNDARIES (DEC 2022)

NOTES

1. PARCELS SHOWN REPRESENT CONDITIONS PRIOR TO ANY SITE CONSTRUCTION, LOT COMBINATIONS, OR OWNERSHIP TRANSFERS TO ASSEMBLE THE MAJOR CAMPUS.

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM BING, IMAGE CLIPPED JULY 2025.
2. BACKGROUND PARCEL INFORMATION PROVIDED FROM GIS.



PARCEL BOUNDARIES - PRE DEVELOPMENT (DEC 2022)
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

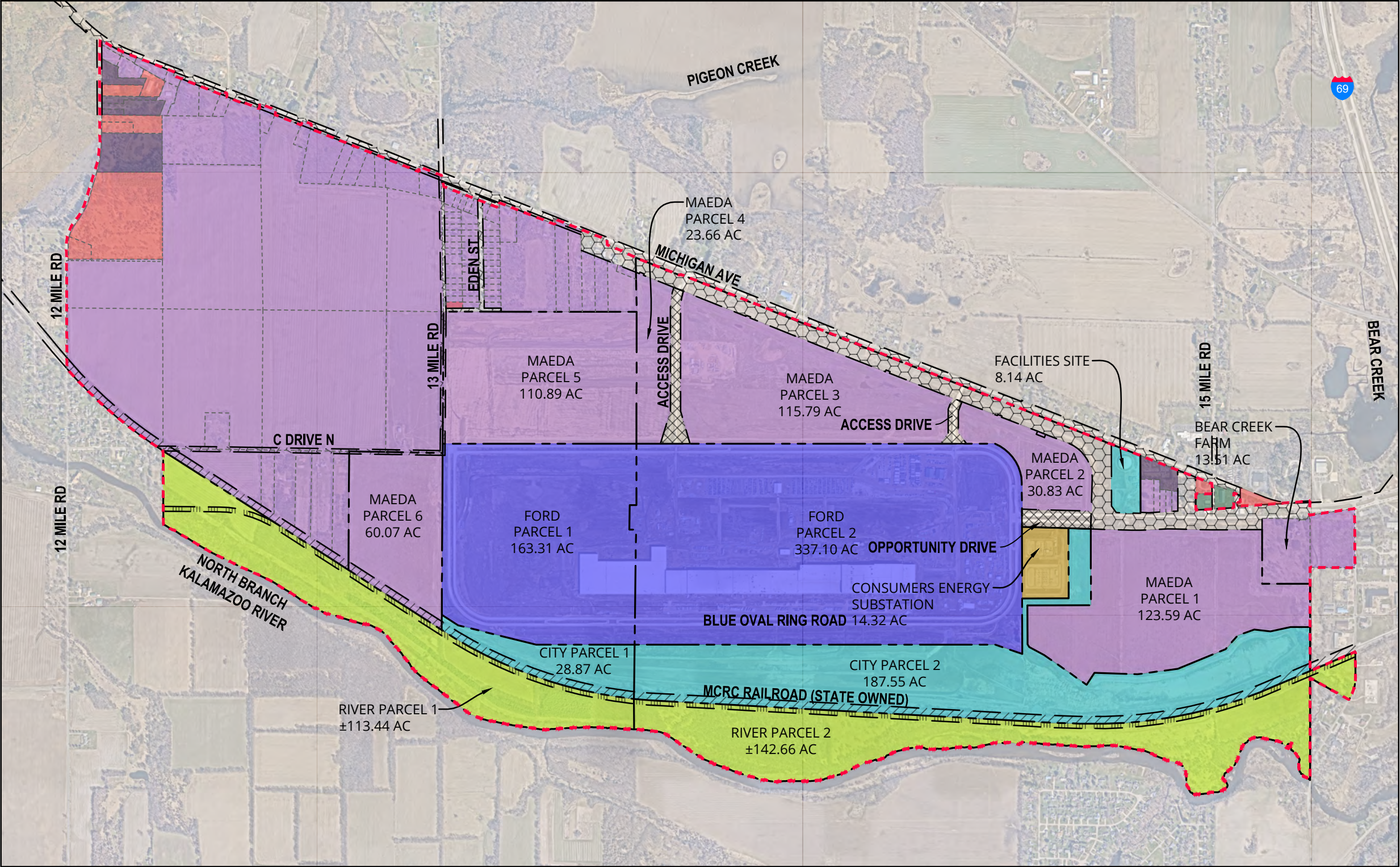
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1.0



PARCEL OWNERSHIP LEGEND

- BLUE OVAL BATTERY MICHIGAN, LLC
- CONSUMERS ENERGY
- CALHOUN COUNTY
- MAEDA
- MAEDA OPTION
- MARSHALL TOWNSHIP
- CITY OF MARSHALL
- PRIVATELY OWNED

RIGHT OF WAY LEGEND

- MDOT ROADWAY RIGHT OF WAY
- CITY OF MARSHALL ROADWAY RIGHT OF WAY
- MDOT RAILWAY RIGHT OF WAY
- DETROIT TOLEDO & MACKINAW RAILWAY RIGHT OF WAY
- CALHOUN COUNTY RIGHT OF WAY

PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.

NOTES
1. PARCEL ACREAGE SHOWN IS APPROXIMATE. REFER TO FINALIZED ALTA DOCUMENTS PREPARED BY MIDWESTERN FOR TOTAL PARCEL ACREAGE.

**PARCEL BOUNDARIES - FUTURE
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN**

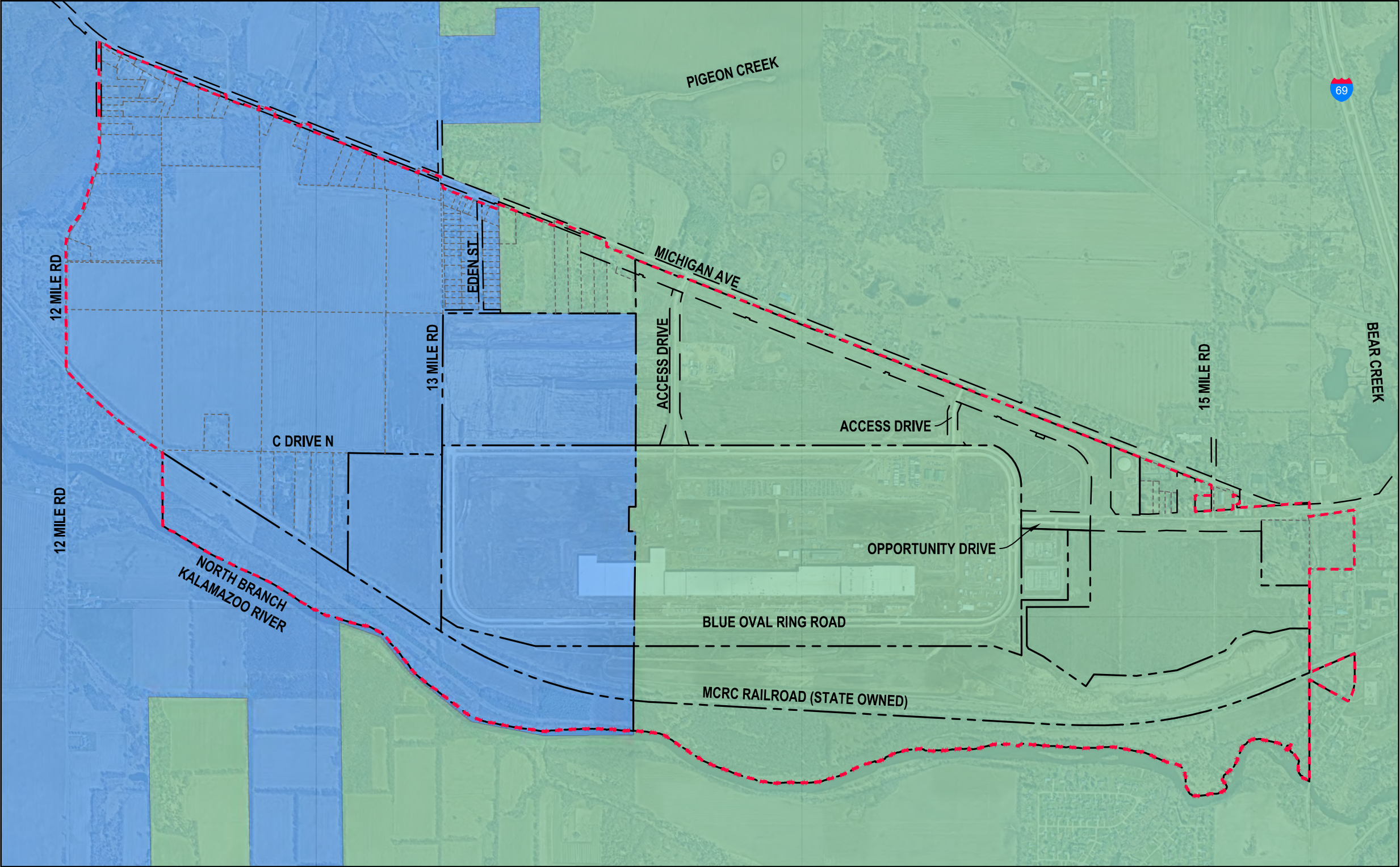
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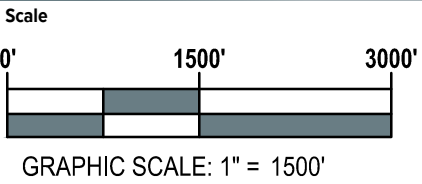
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
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SCHOOL DISTRICT LEGEND

- HARPER CREEK SCHOOL DISTRICT
- MARSHALL SCHOOL DISTRICT

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.
3. SCHOOL DISTRICT OVERLAY TAKEN FROM CALHOUN COUNTY GIS.



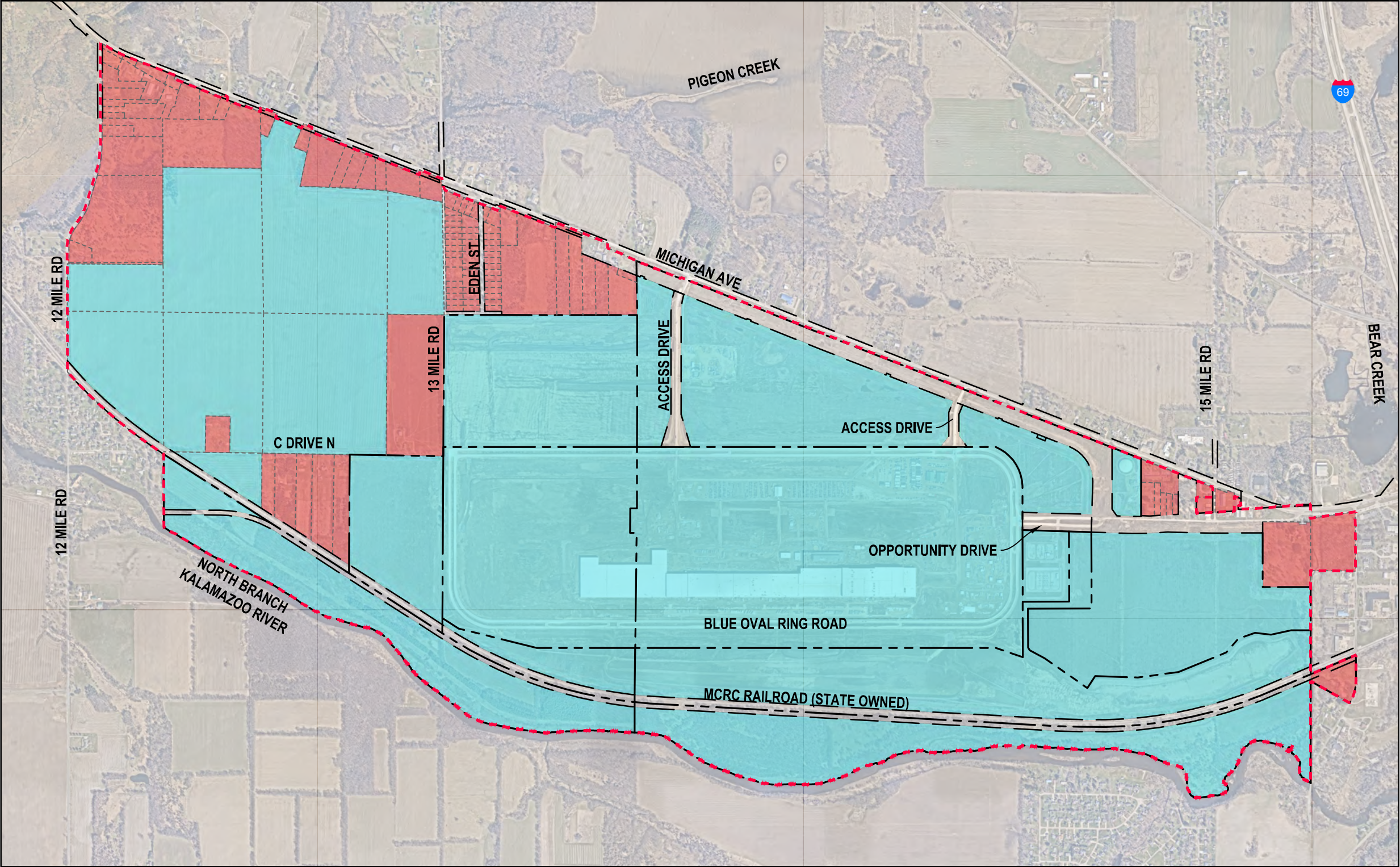
SCHOOL DISTRICT OVERLAY
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CALHOUN COUNTY MICHIGAN

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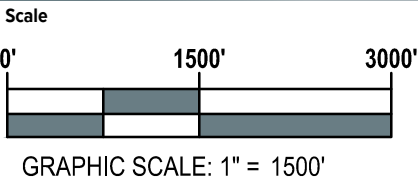




- PARCEL LEGEND**
- LIMITS OF MARSHALL MAJOR CAMPUS
 - HISTORICAL PARCEL BOUNDARIES (DEC 2022)
 - FUTURE PARCEL BOUNDARIES
 - RIGHT OF WAY(ROW) BOUNDARIES

- 425 TRANSFER AGREEMENT LEGEND**
- YES
 - NO

- DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
 2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.
 3. 425 TRANSFER OVERLAY TAKEN FROM CALHOUN COUNTY GIS.



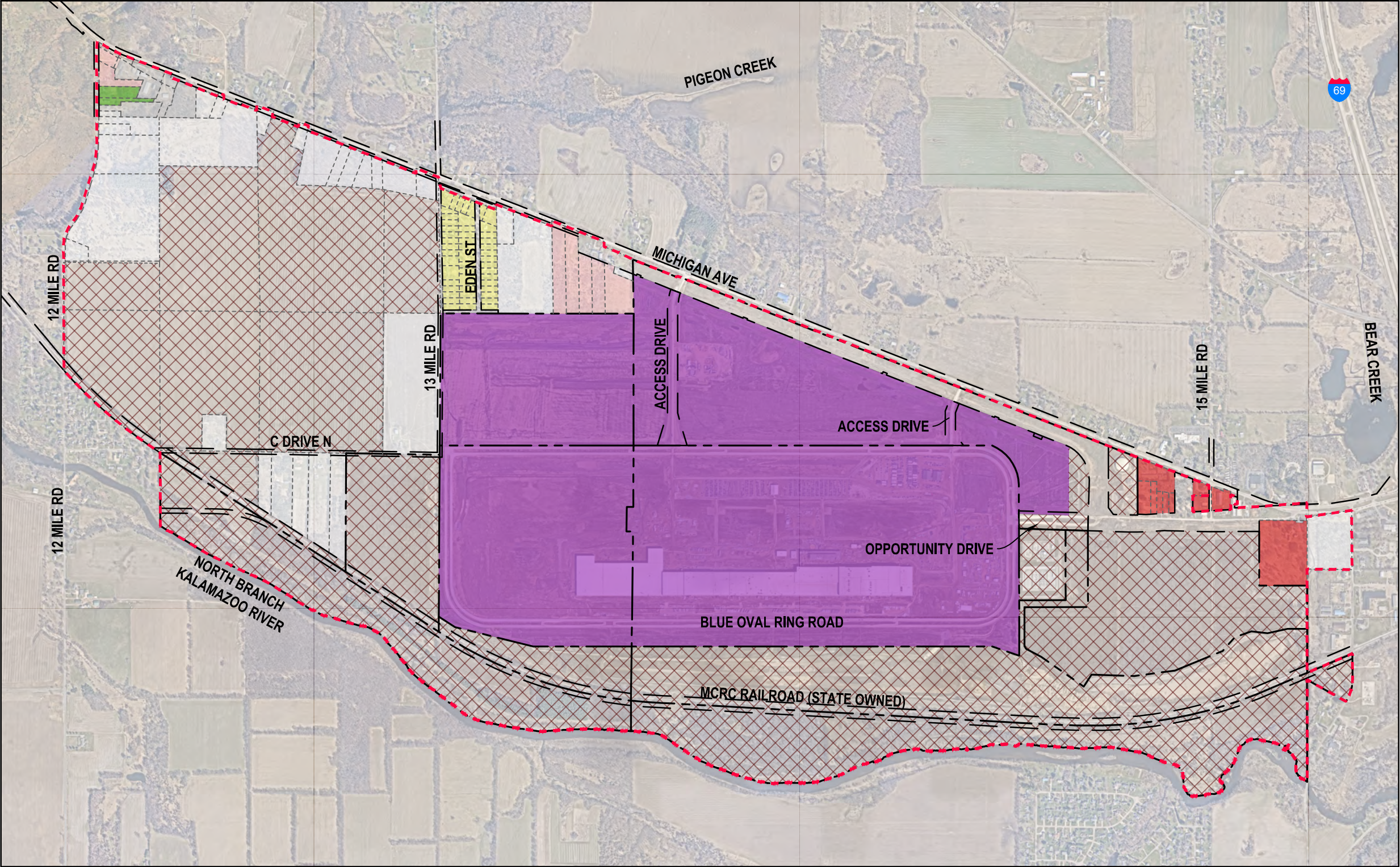
PARCEL - 425 TRANSFER AGREEMENT
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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PARCEL LEGEND

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- ... HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- . - . RIGHT OF WAY (ROW) BOUNDARIES

CITY ZONING LEGEND

- I-3 - INDUSTRIAL AND MANUFACTURING COMPLEX
- UNDEFINED

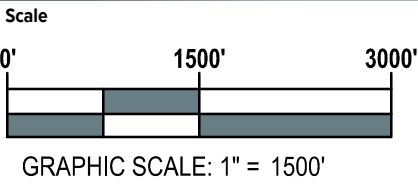
TOWNSHIP ZONING LEGEND

- OC - OPEN SPACE WATERBODY
- AR - AGRICULTURAL
- RA - LOW DENSITY RESIDENTIAL
- CS COMMUNITY SERVICE COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- LI - LIGHT INDUSTRIAL

NOTES

1. I-3 ZONING LOCATION IS BASED ON A PREVIOUS FORD/BUE OVAL PROPERTY BOUNDARY.
2. ZONING IDENTIFICATION WAS ADJUSTED TO ACCOUNT FOR FUTURE PARCEL BOUNDARIES. WITHIN MARSHALL TOWNSHIP A "CORRIDOR PRESERVATION OVERLAY DISTRICT" EXISTS ALONG MICHIGAN AVE. WITHIN THE SHOWN DRAWING LIMITS. REFER TO SECTION 5 OF THE ZONING ORDINANCE.
- 3.

- DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
 2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.
 3. MARSHALL TOWNSHIP ZONING BASED ON "ZONING DISTRICTS MAP" DATED MARCH 7, 2023.
 4. CITY OF MARSHALL ZONING BASED ON "ZONING MAP" DATED JULY 27, 2025.



PARCEL - ZONING

MAJOR CAMPUS MASTER PLANNING

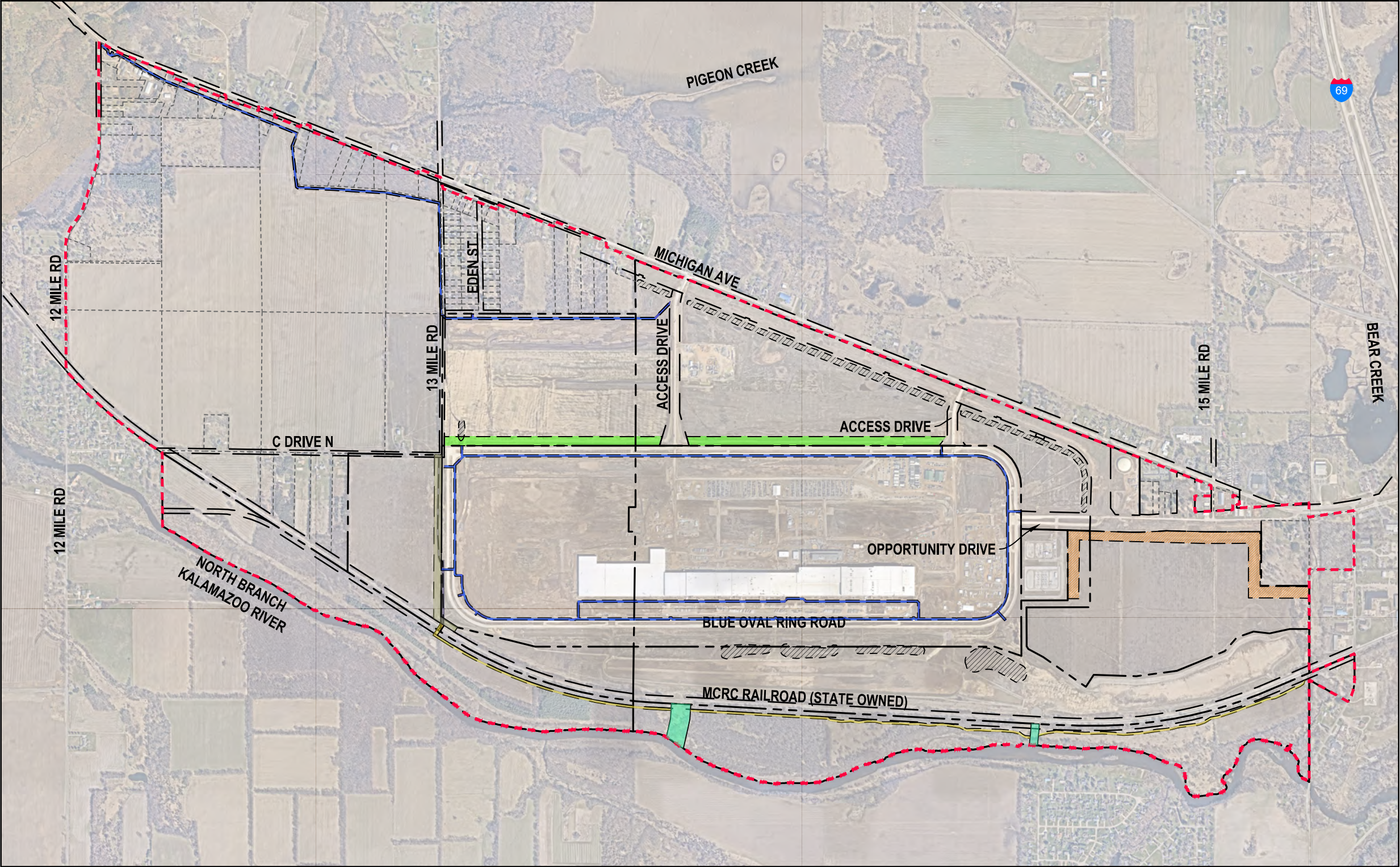
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

EASEMENT LEGEND

- WATERMAIN EASEMENT
- ITC EASEMENT
- CITY OF MARSHALL STORM WATER DITCH EASEMENT
- INGRESS AND EGRESS EASEMENT BASED ON C/L
- RAILWAY ACCESS EASEMENT
- CULVERT MAINTENANCE EASEMENTS
- PROPOSED ACCESS EASEMENT
- PROPOSED RAILWAY ACCESS EASEMENT

SITE FEATURE LEGEND

- BERMS

NOTES

- NOT ALL EASEMENTS WITHIN THE MAJOR CAMPUS ARE DEPICTED ON THIS FIGURE. THE EASEMENTS DEPICTED ARE SHOWN AS THEY MAY EFFECT FUTURE DEVELOPMENT.

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.

PARCEL - NOTABLE EASEMENTS
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

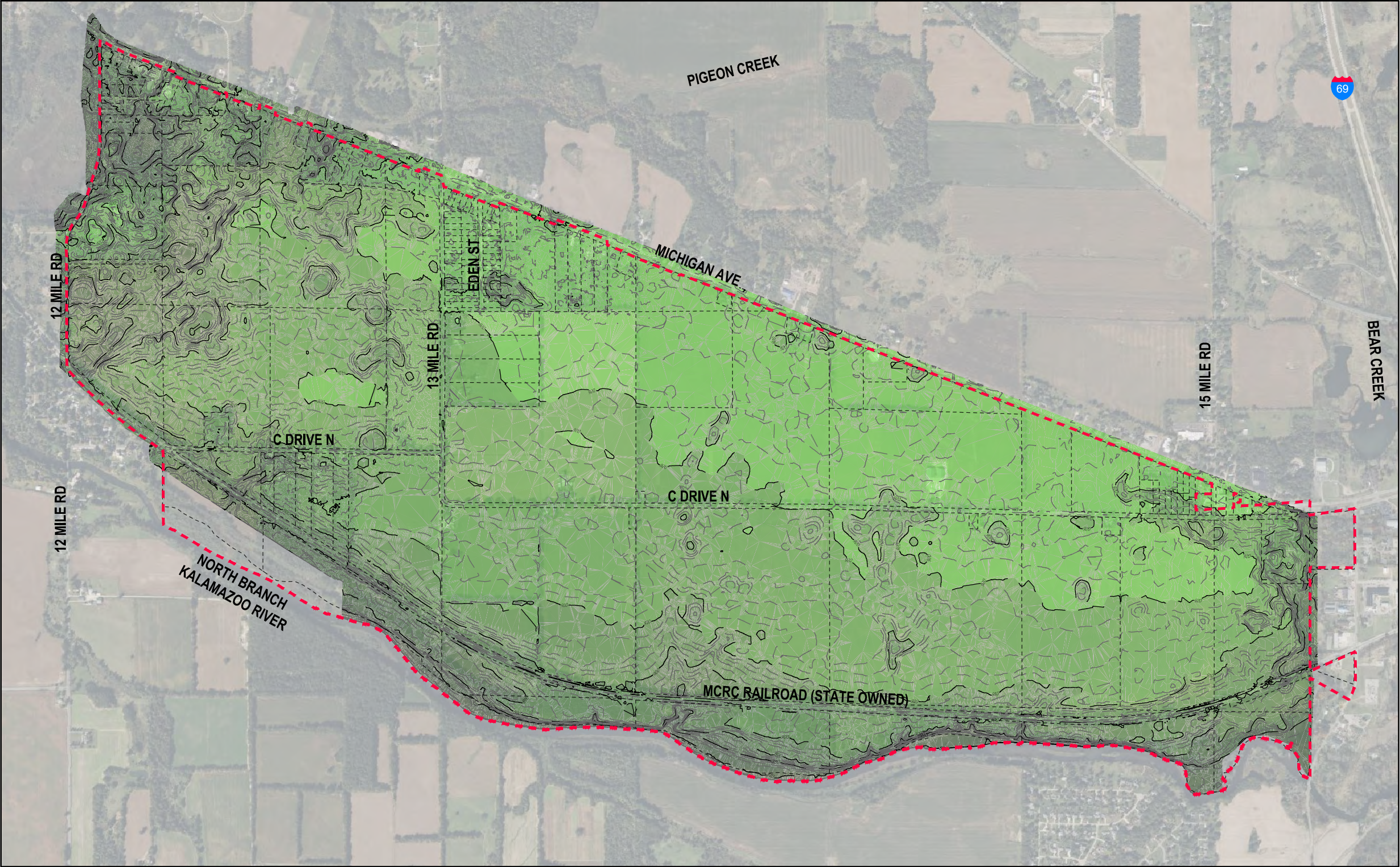
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)

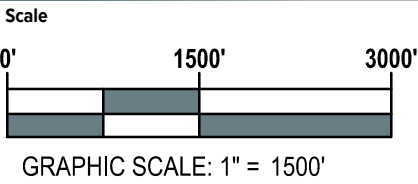
CONTOUR LEGEND

- 880— MAJOR CONTOUR
- - - MINOR CONTOUR

Elevations Table

#	MIN. ELEV.	MAX ELEV.	COLOR
1	862.00	870.00	
2	870.00	880.00	
3	880.00	890.00	
4	890.00	900.00	
5	900.00	910.00	
6	910.00	920.00	
7	920.00	930.00	
8	930.00	931.92	

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM BING, IMAGE CLIPPED JULY 2025.
2. BACKGROUND PARCEL INFORMATION PROVIDED FROM GIS.



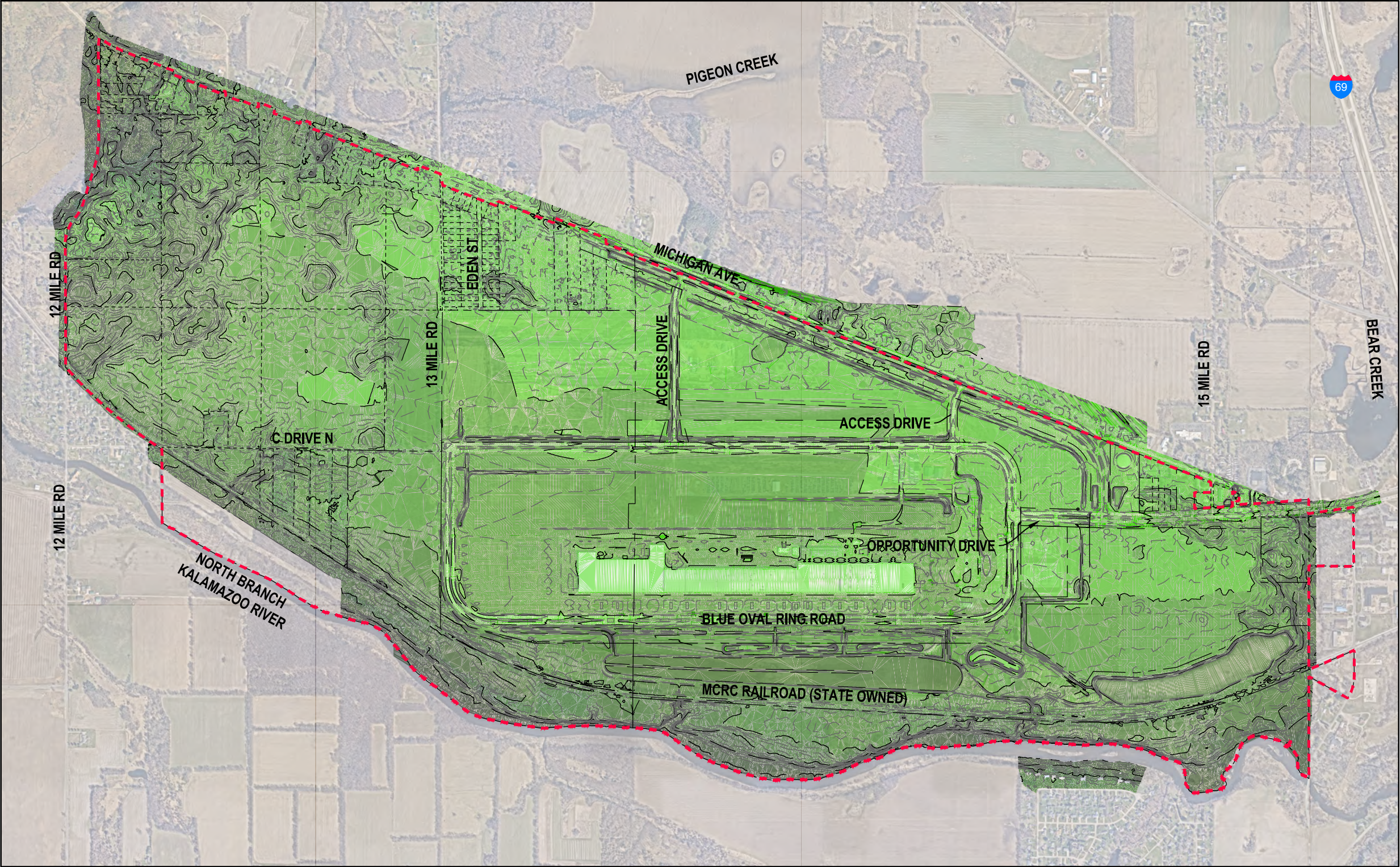
SITE TOPOGRAPHY-PRE DEVELOPMENT
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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PARCEL LEGEND

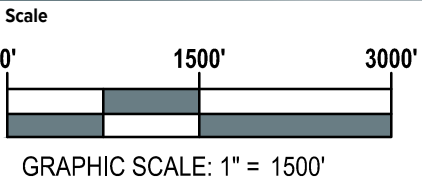
- LIMITS OF MARSHALL MAJOR CAMPUS
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7	920.00	930.00	
8	930.00	941.00	

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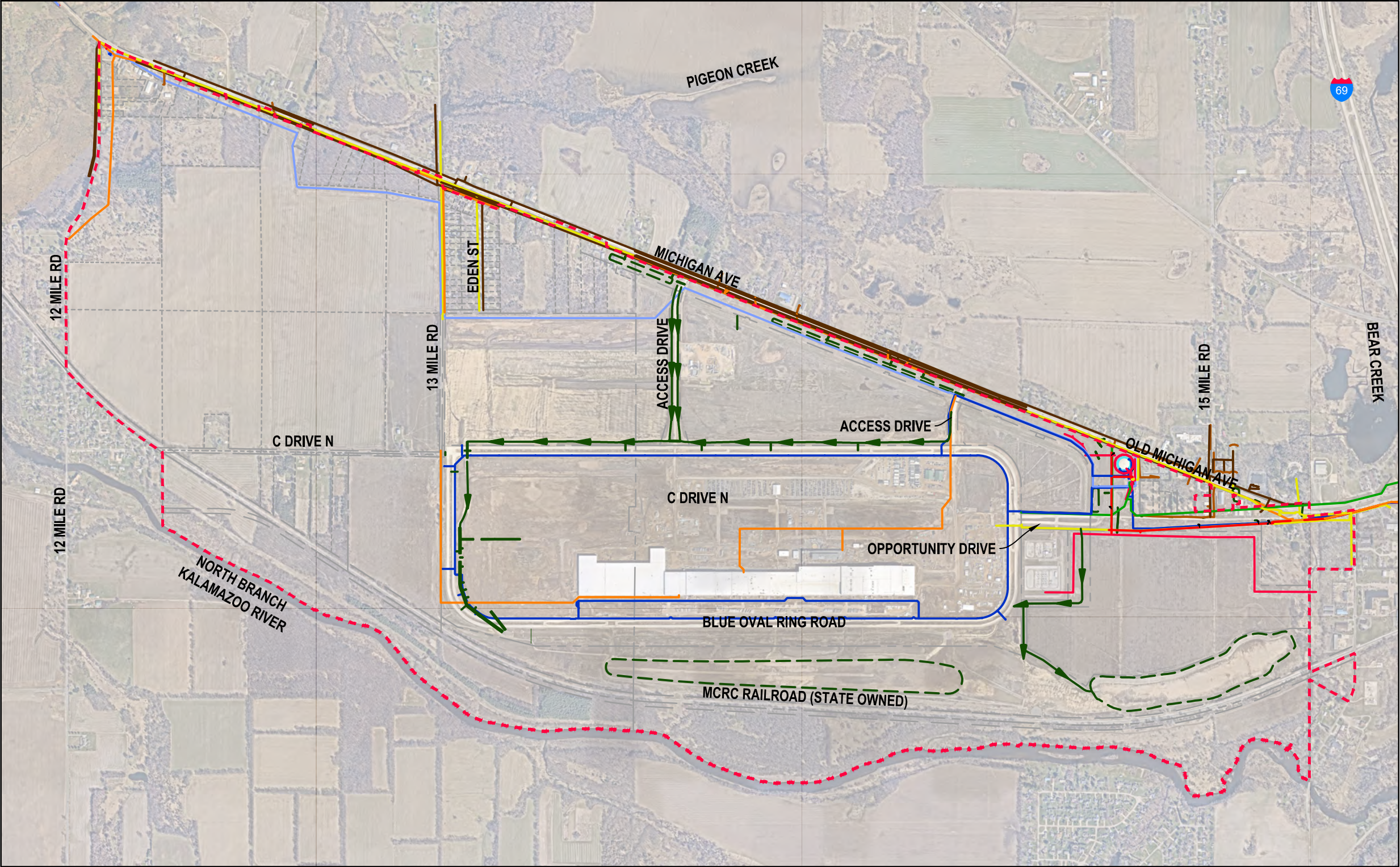
SITE TOPOGRAPHY-POST DEVELOPMENT
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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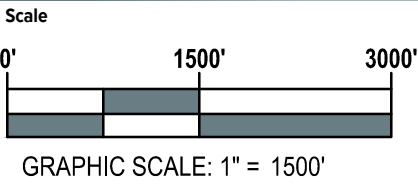
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
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UTILITY LEGEND

- STORM SEWER LINE
- POND
- DITCH
- SANITARY SEWER LINE
- 20" WATER MAIN
- 16" WATER MAIN
- 12" WATER MAIN
- UNKNOWN DIA. WATER MAIN
- ELECTRIC LINE
- GAS MAIN
- CABLE TV LINE
- COMMUNICATION LINE
- FIBER OPTIC
- TELEPHONE LINE

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
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INFRASTRUCTURE AND UTILITIES - OVERALL
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME

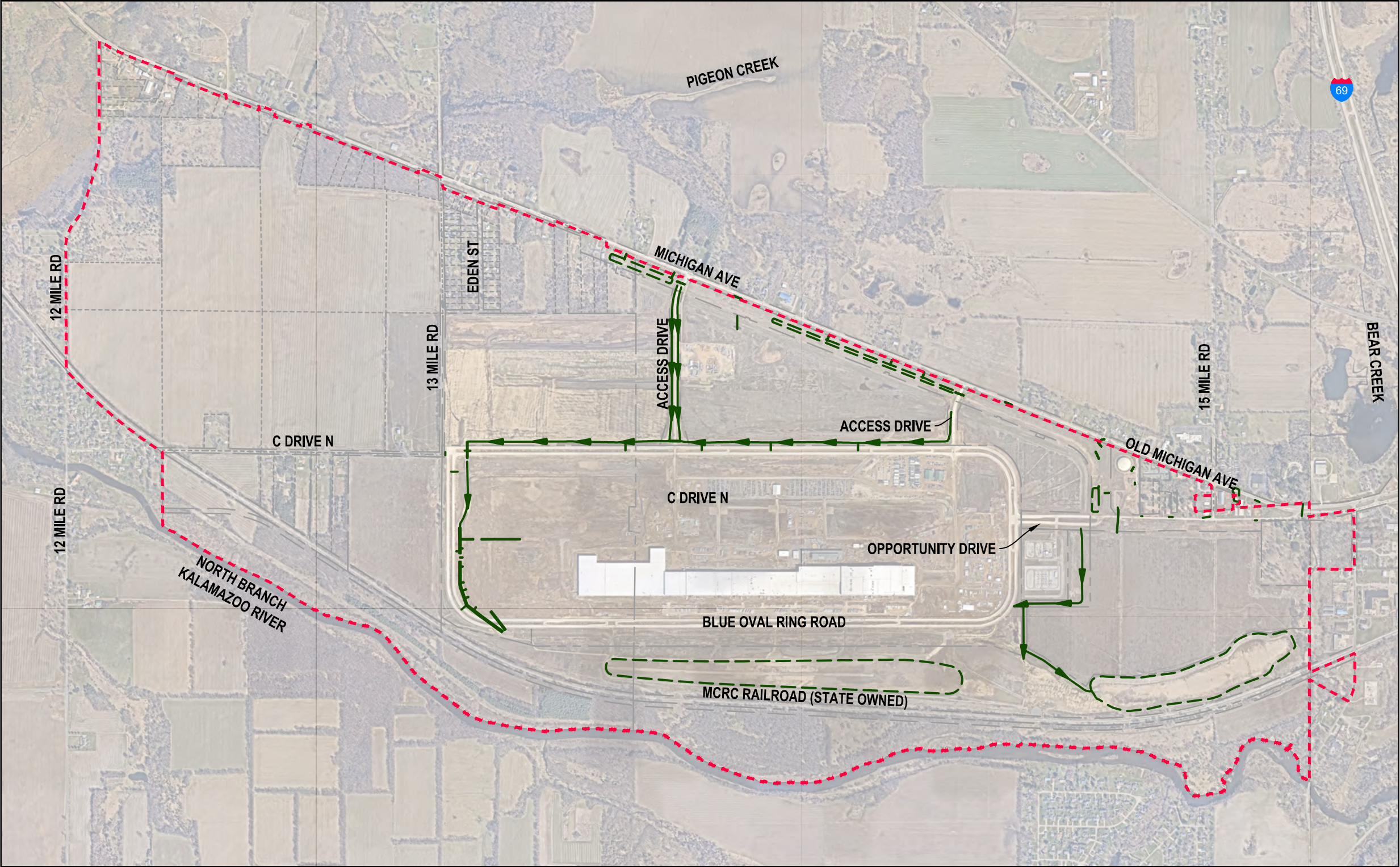
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PM	A. REED

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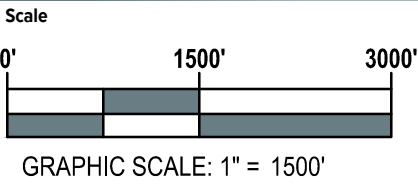
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- STORM SEWER LINE
- POND
- DITCH

DRAWING SOURCE INFORMATION:
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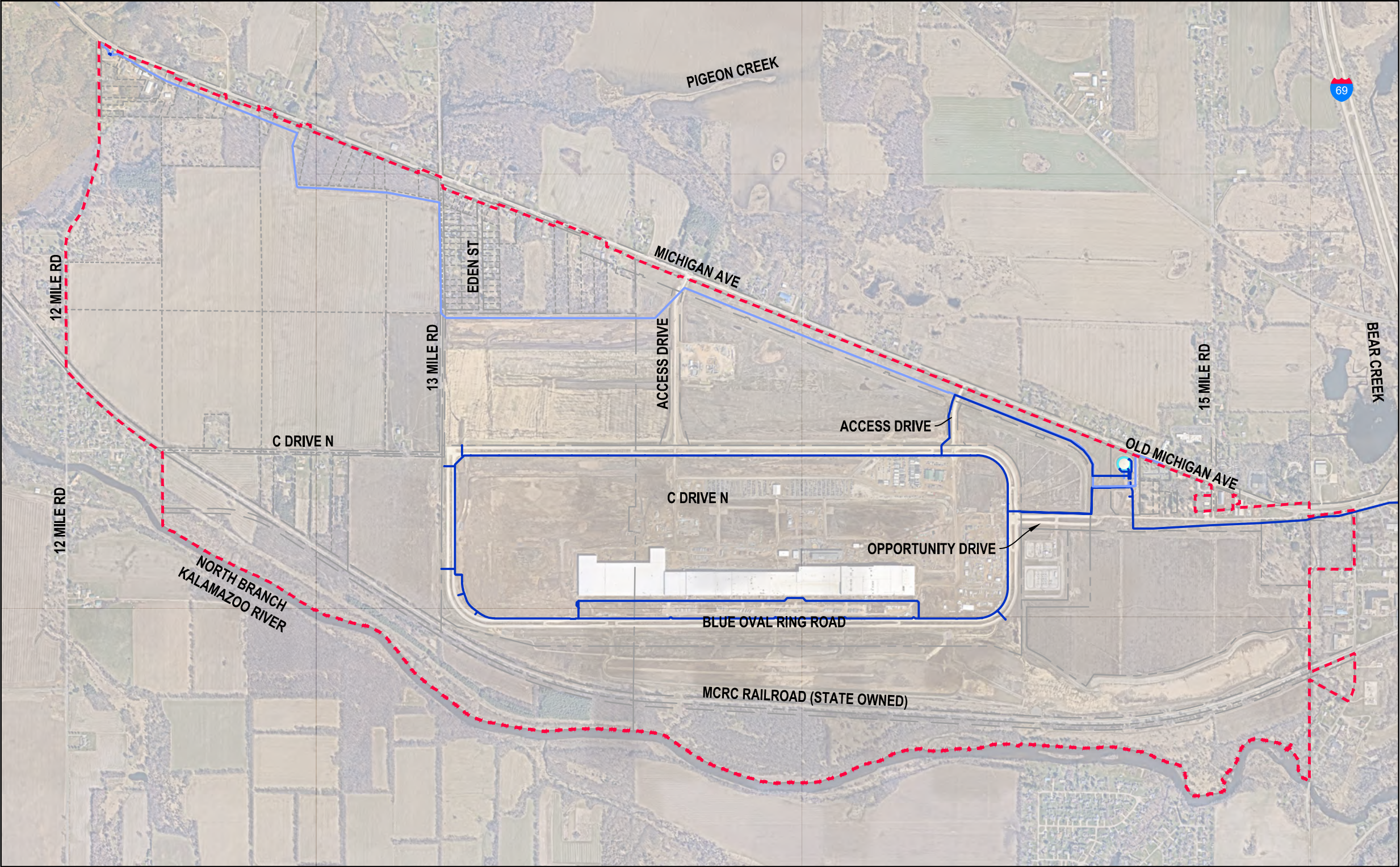
INFRASTRUCTURE AND UTILITIES - STORM SEWER
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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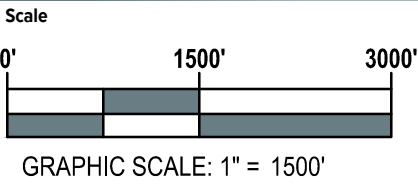
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- 20" WATER MAIN
- 16" WATER MAIN
- 12" WATER MAIN
- UNKNOWN DIA. WATER MAIN

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.



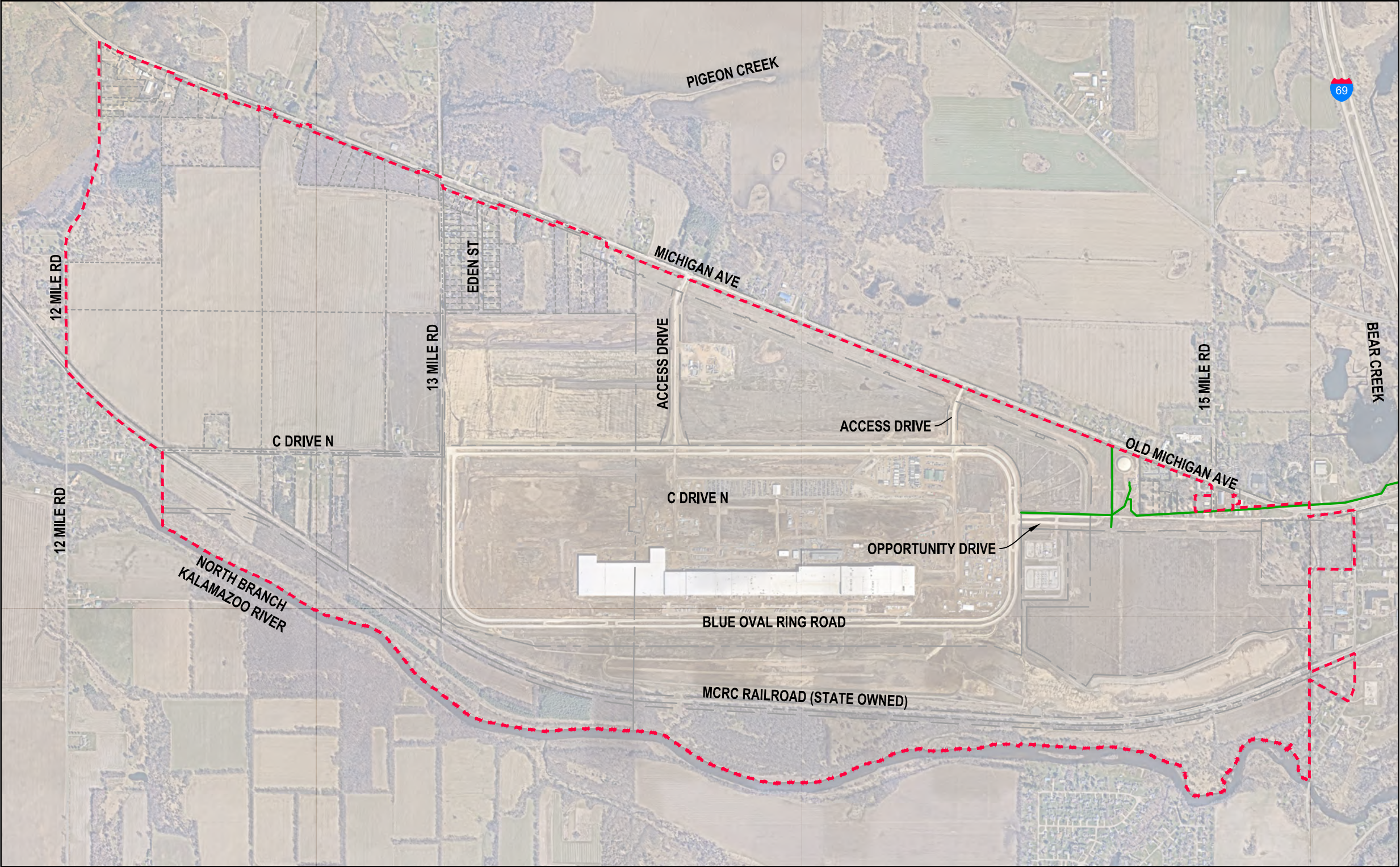
INFRASTRUCTURE AND UTILITIES - WATERMAIN
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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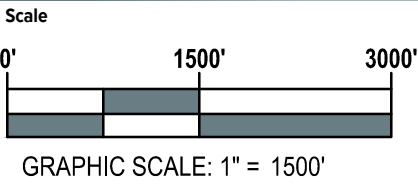
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- SANITARY SEWER LINE

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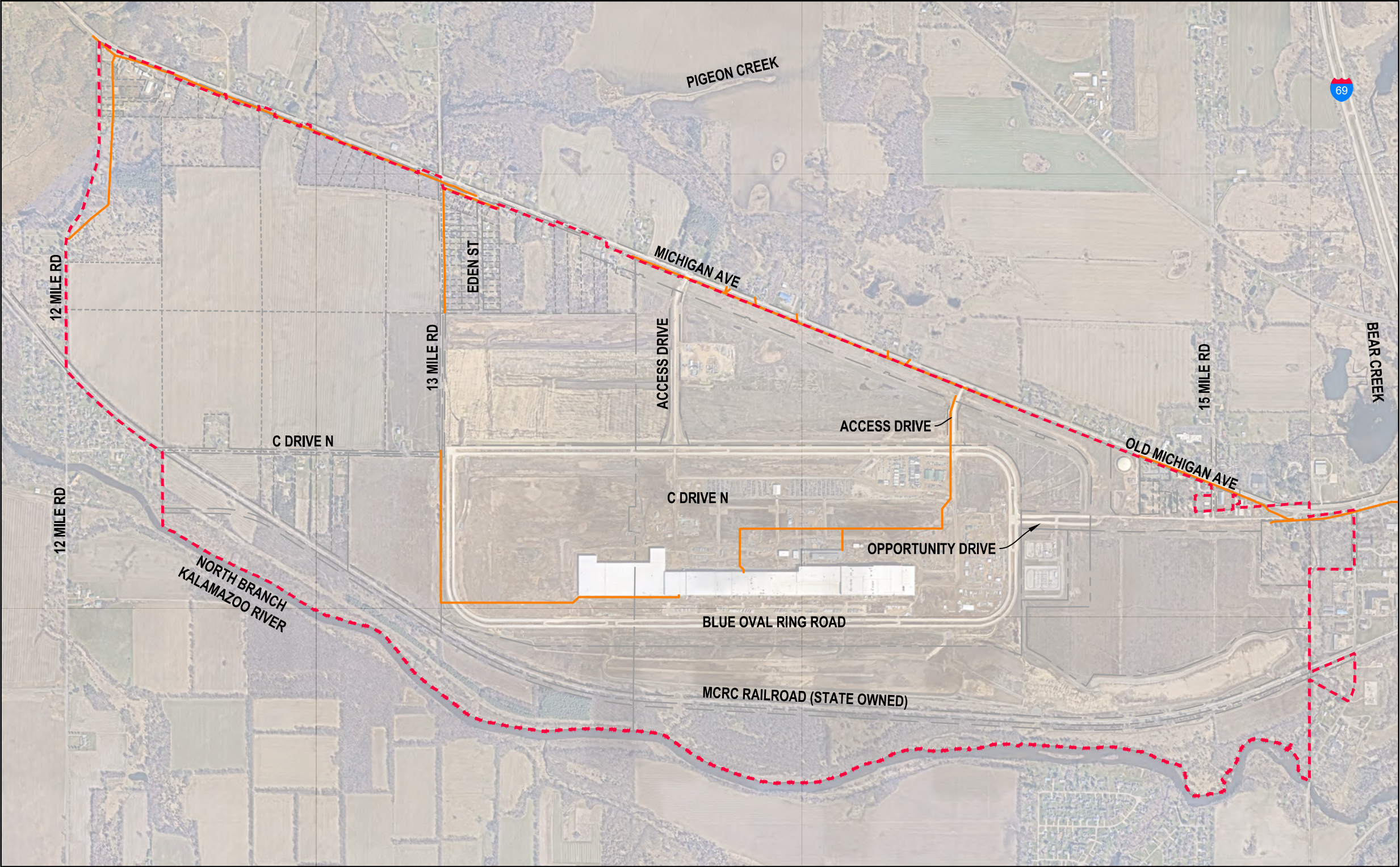
INFRASTRUCTURE AND UTILITIES - SANITARY SEWER
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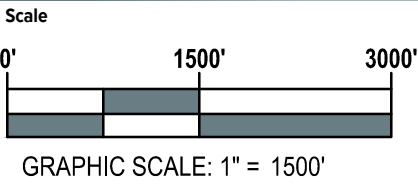
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- FIBER OPTIC

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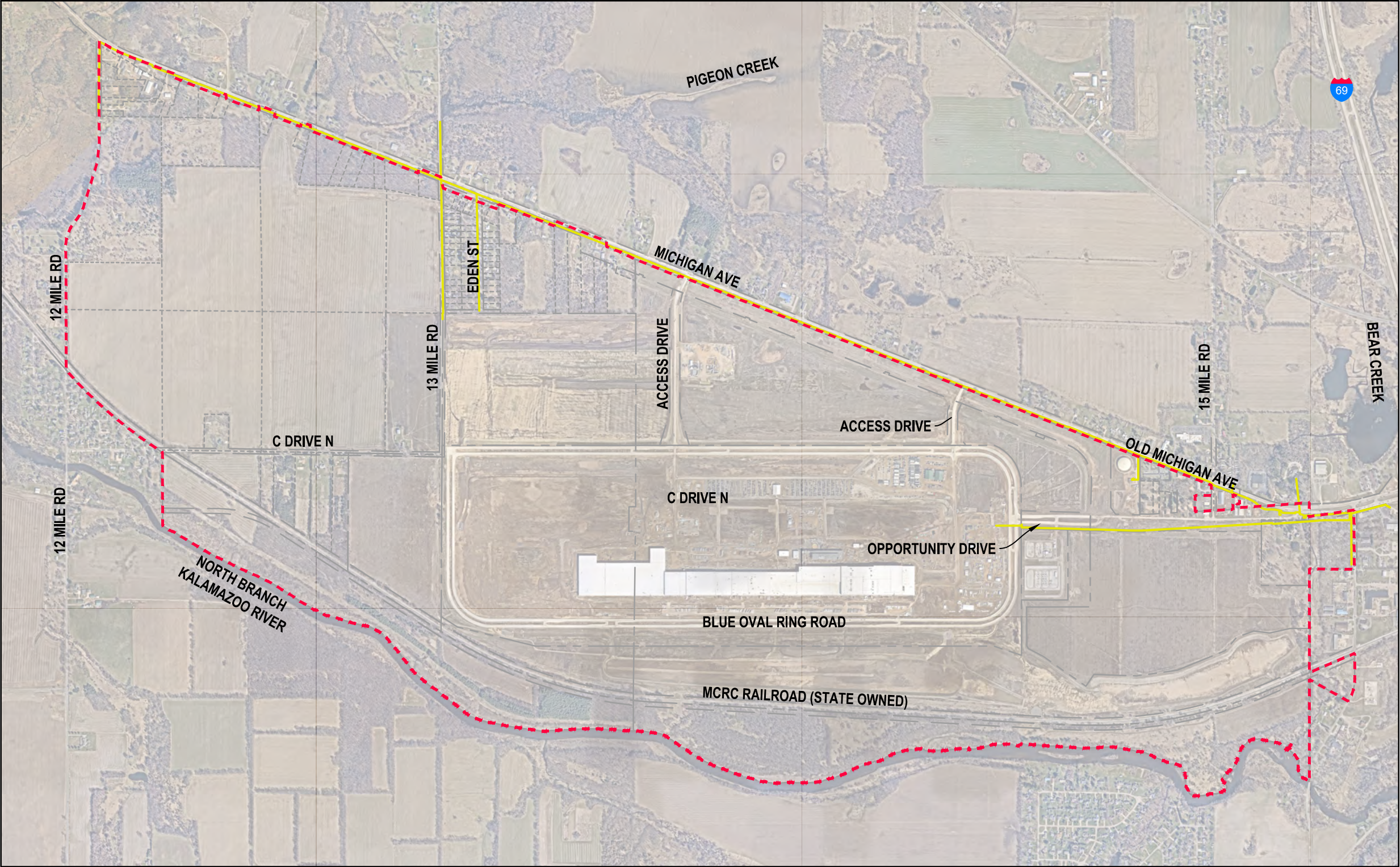
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CALHOUN COUNTY MICHIGAN

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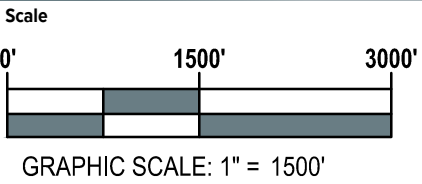
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- GAS MAIN

DRAWING SOURCE INFORMATION:
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INFRASTRUCTURE AND UTILITIES - GAS
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

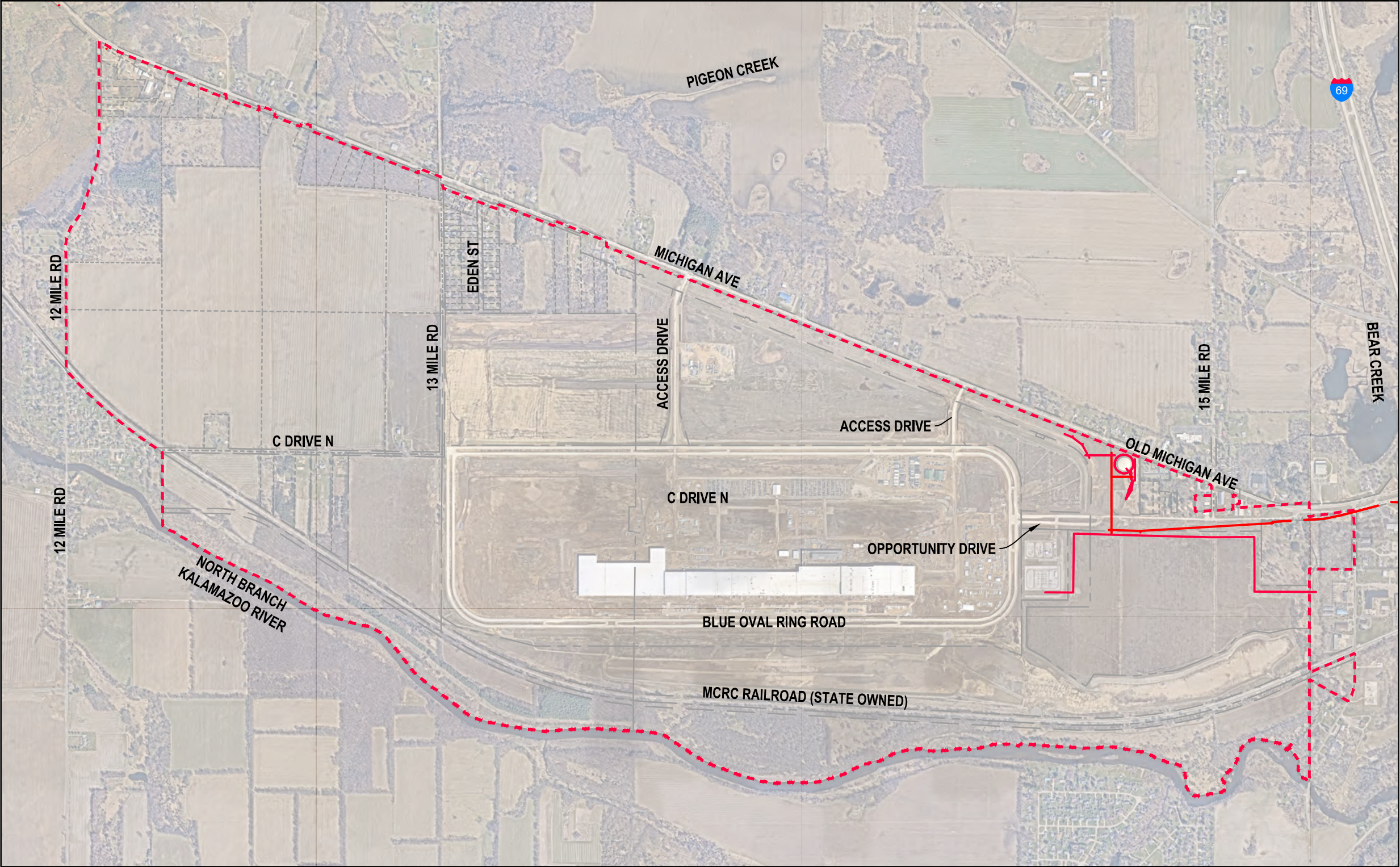
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2.5



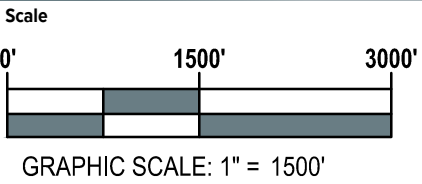
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

UTILITY LEGEND

- ELECTRIC LINE

DRAWING SOURCE INFORMATION:
1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
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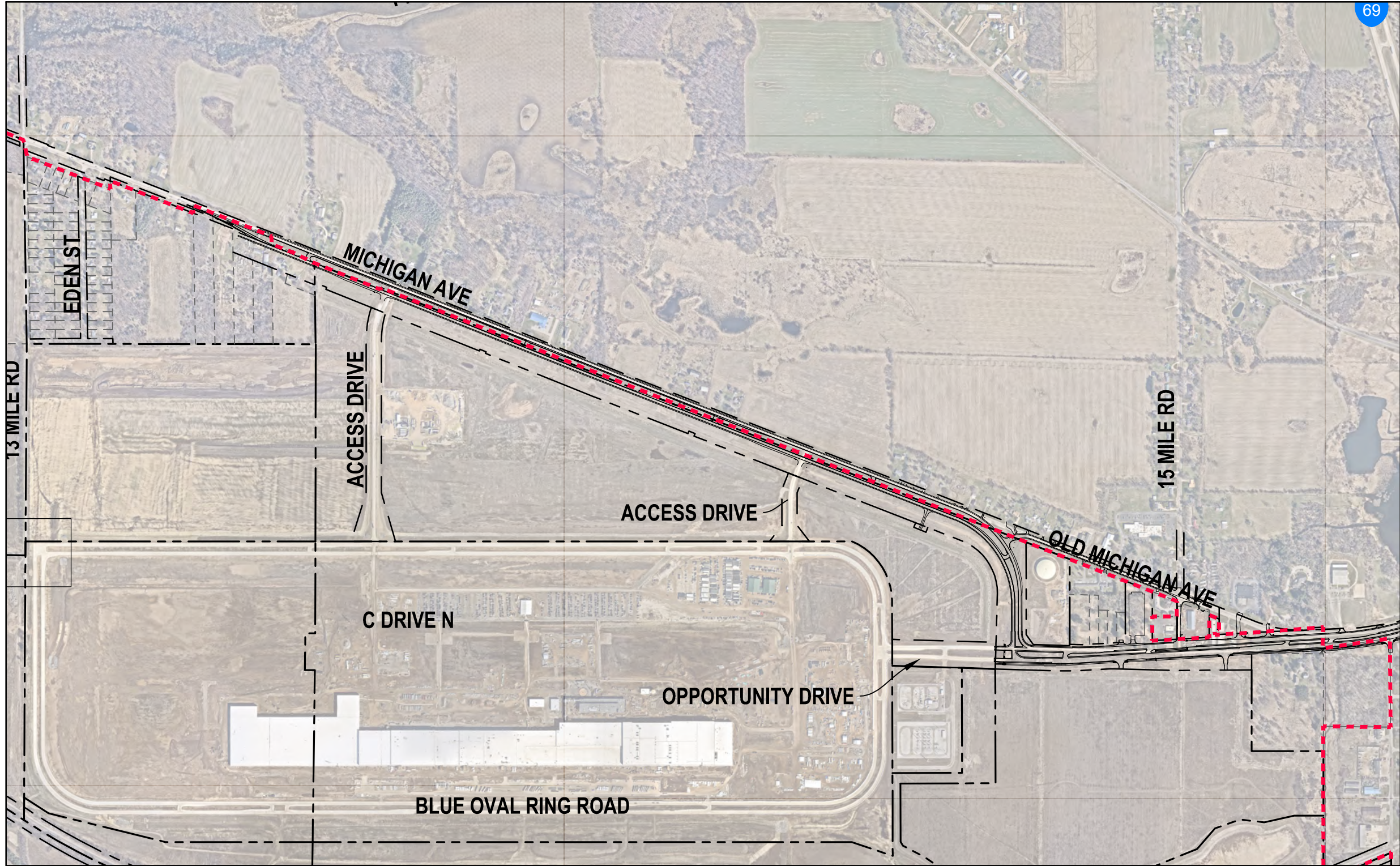
INFRASTRUCTURE AND UTILITIES - ELECTRICAL
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CALHOUN COUNTY MICHIGAN

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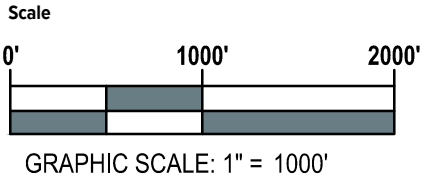




PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

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ROADWAY - MDOT
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

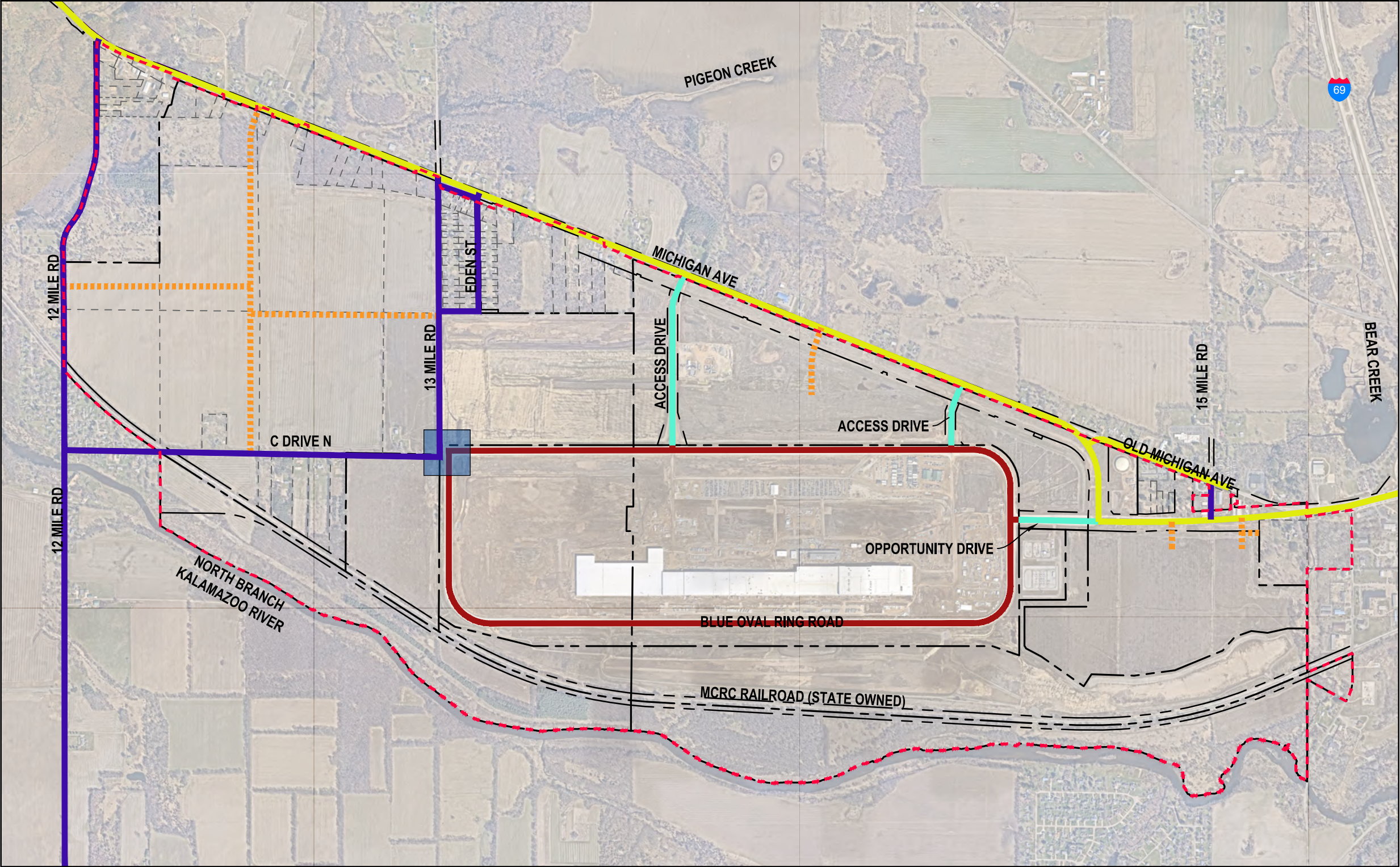
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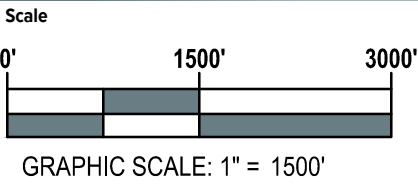
PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

LEGEND

- FUTURE INTERSECTION
- PRIVATE
- CITY
- COUNTY
- MDOT
- FUTURE ACCESS POINTS OWNERSHIP TO BE DETERMINED

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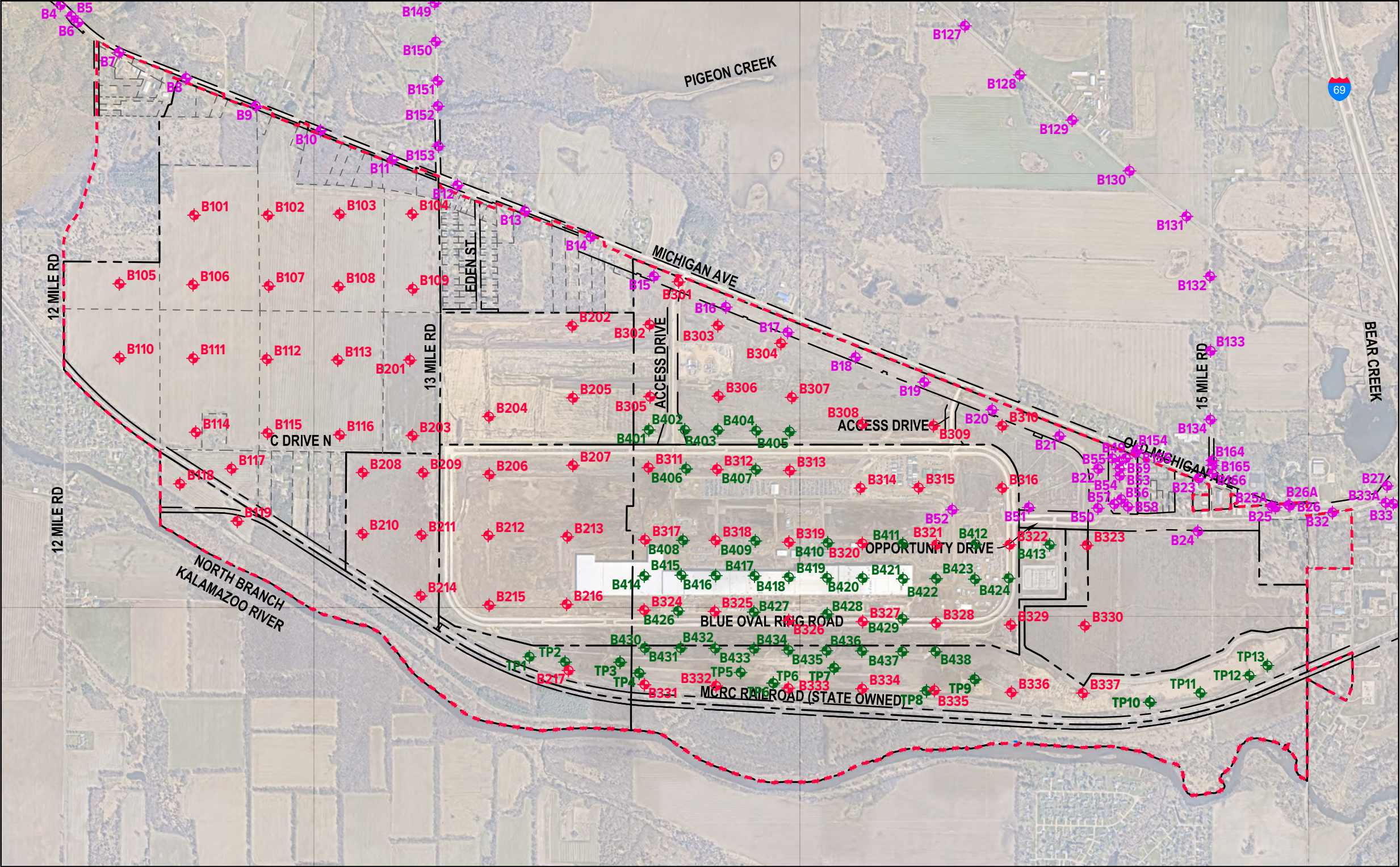
ROADWAY - CLASSIFICATION
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

BORING LEGEND

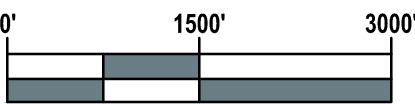
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- BORING LOCATION
SME PROJECT NUMBER
092147.00

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Orientation



Scale



GRAPHIC SCALE: 1" = 1500'

GEOTECHNICAL DUE DILIGENCE - BORING LOCATIONS
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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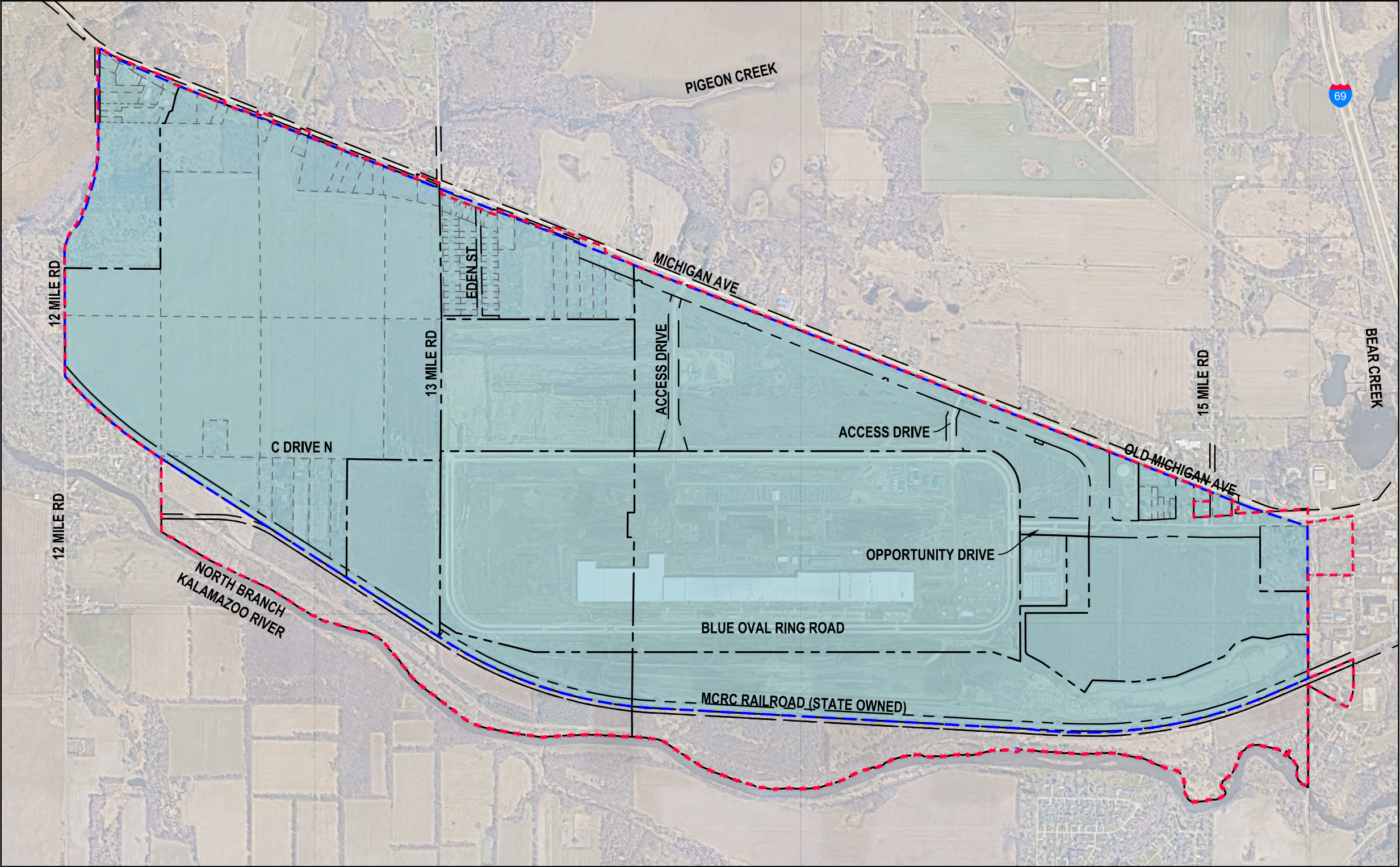
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

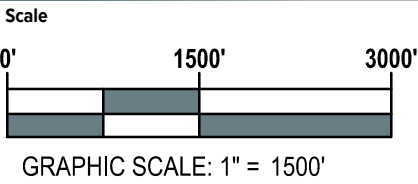
SEISMIC SITE CLASS LEGEND

- GEOPHYSICAL EVALUATION LIMITS
- SEISMIC SITE CLASS C

NOTES

1. SEISMIC SITE CLASS C DETERMINED PER A GEODYNAMIC EVALUATION COMPLETED BY SME IN JANUARY AND FEBRUARY OF 2023. A REPORT OF THE FINDINGS WAS PREPARED BY SME, THE REPORT WAS DATED MARCH 13, 2023.

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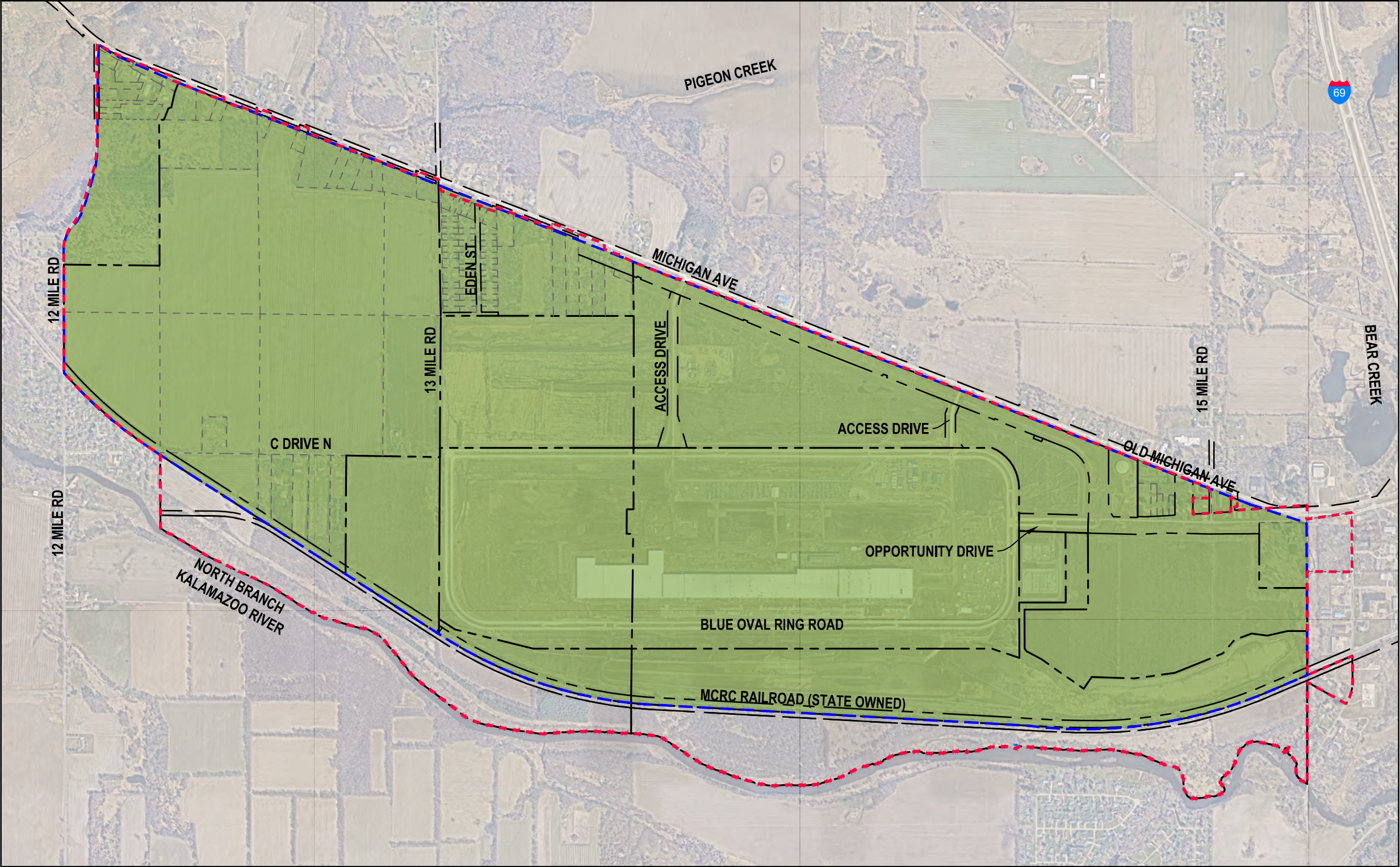
GEOTECHNICAL DUE DILIGENCE - SEISMIC SITE CLASS
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

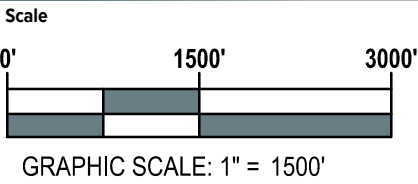
SEISMIC DESIGN LEGEND

- GEOPHYSICAL EVALUATION LIMITS
- SEISMIC DESIGN CATEGORY A

NOTES

1. SEISMIC DESIGN CATEGORY A DETERMINED PER A GEODYNAMIC EVALUATION COMPLETED BY SME IN JANUARY AND FEBRUARY OF 2023. A REPORT OF THE FINDINGS WAS PREPARED BY SME, THE REPORT WAS DATED MARCH 13, 2023.

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GEOTECHNICAL DUE DILIGENCE - SEISMIC DESIGN CLASS
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

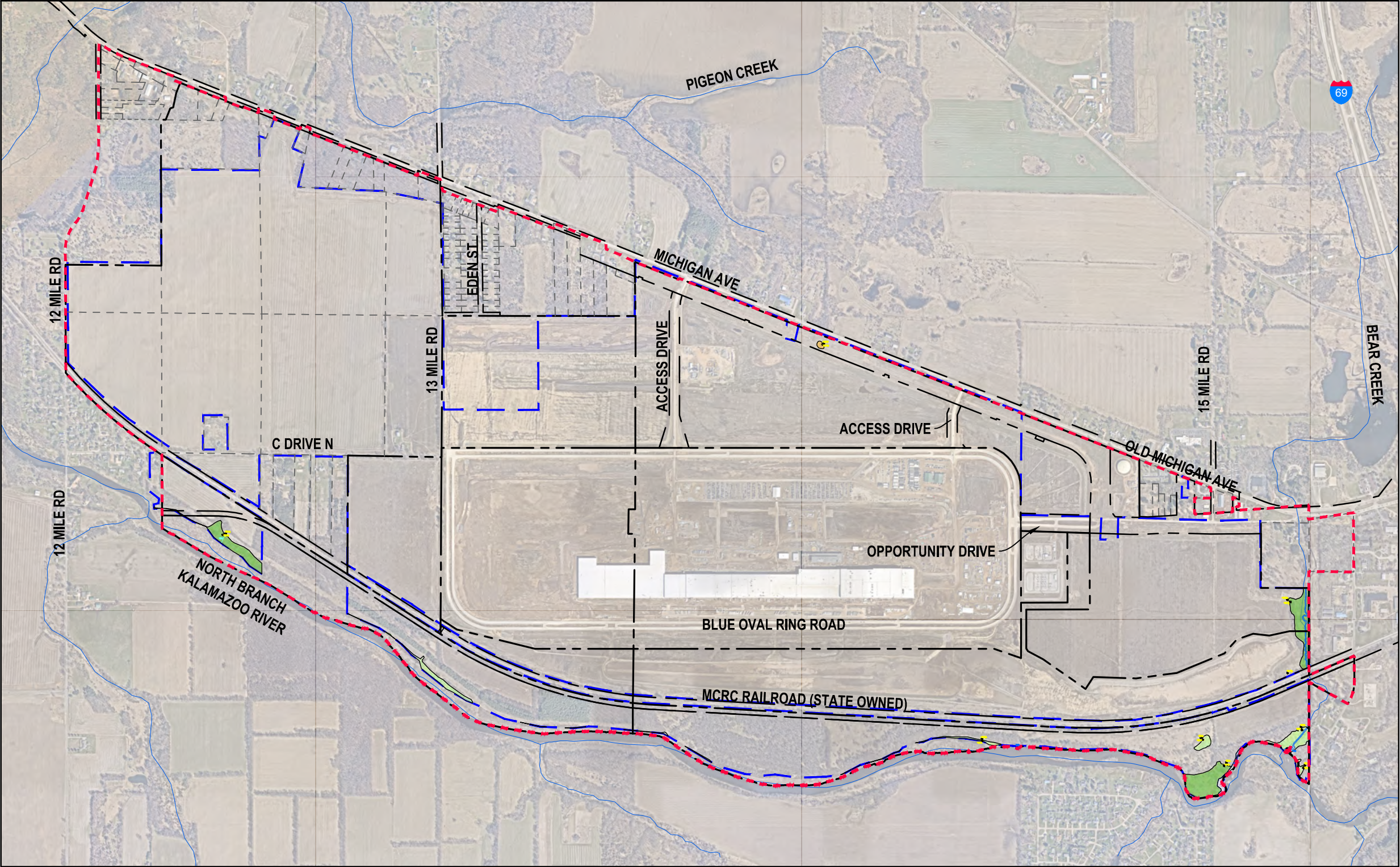
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

GENERAL LEGEND

- SURVEY AREA
- SAMPLE PLOT

WETLAND LEGEND

- PEMf
- PEM/PSS
- PEM

STREAM LEGEND

- STREAM
- PERENNIAL
- INTERMITTENT

NOTES

1. WETLAND AREA DESIGNATED AS PEMf, NAMED W-7 PER THE NOTED REPORT HAS BEEN REMOVED DURING CONSTRUCTION ACTIVITIES ON SITE.

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1. BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
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BACKGROUND WETLAND INFORMATION PROVIDED FROM A WETLAND DELINEATION REPORT PREPARED BY Burns & McDonnell; TITLED "134707_Burns & McDonnell_Wetland Delineation Report_OCT082021", LOCATED ON PAGES 26 THRU 36 OF 98, WITH A FIGURE TITLE OF "FIGURE 4 Wetland Delineation Map Marshall Mega Site Calhoun County, MI" NUMBERED AS Page 1 of 11; thru 11 of 11"; WITH AN ISSUED DATE OF 10/8/2021. SOURCE INFORMATION PER THE DOCUMENT PROVIDED FROM "Source: Esri, SSURGO Soils Database, and Burns & McDonnell Engineering Company"

Orientation

Scale

GRAPHIC SCALE: 1" = 1500'

WETLAND DELINEATION - OVERALL
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

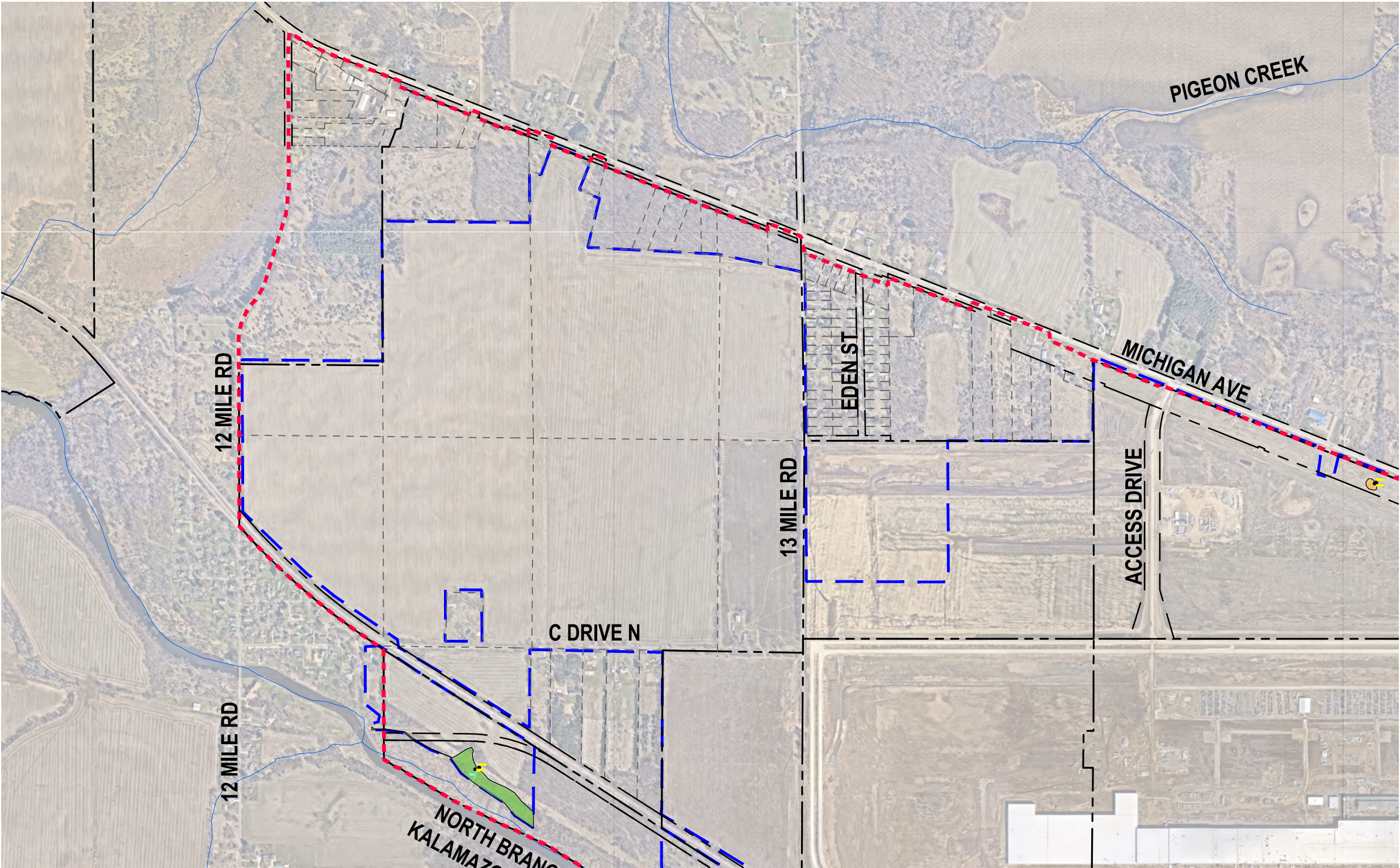
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- PARCEL LEGEND**
- LIMITS OF MARSHALL MAJOR CAMPUS
 - HISTORICAL PARCEL BOUNDARIES (DEC 2022)
 - FUTURE PARCEL BOUNDARIES
 - RIGHT OF WAY(ROW) BOUNDARIES

- GENERAL LEGEND**
- SURVEY AREA
 - SAMPLE PLOT

- WETLAND LEGEND**
- PEMf
 - PEM/PSS
 - PEM

- STREAM LEGEND**
- STREAM
 - PERENNIAL
 - INTERMITTENT

- NOTES**
1. WETLAND AREA DESIGNATED AS PEMf, NAMED W-7 PER THE NOTED REPORT HAS BEEN REMOVED DURING CONSTRUCTION ACTIVITIES ON SITE.

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Orientation

Scale

GRAPHIC SCALE: 1" = 1000'

WETLAND DELINEATION - WEST
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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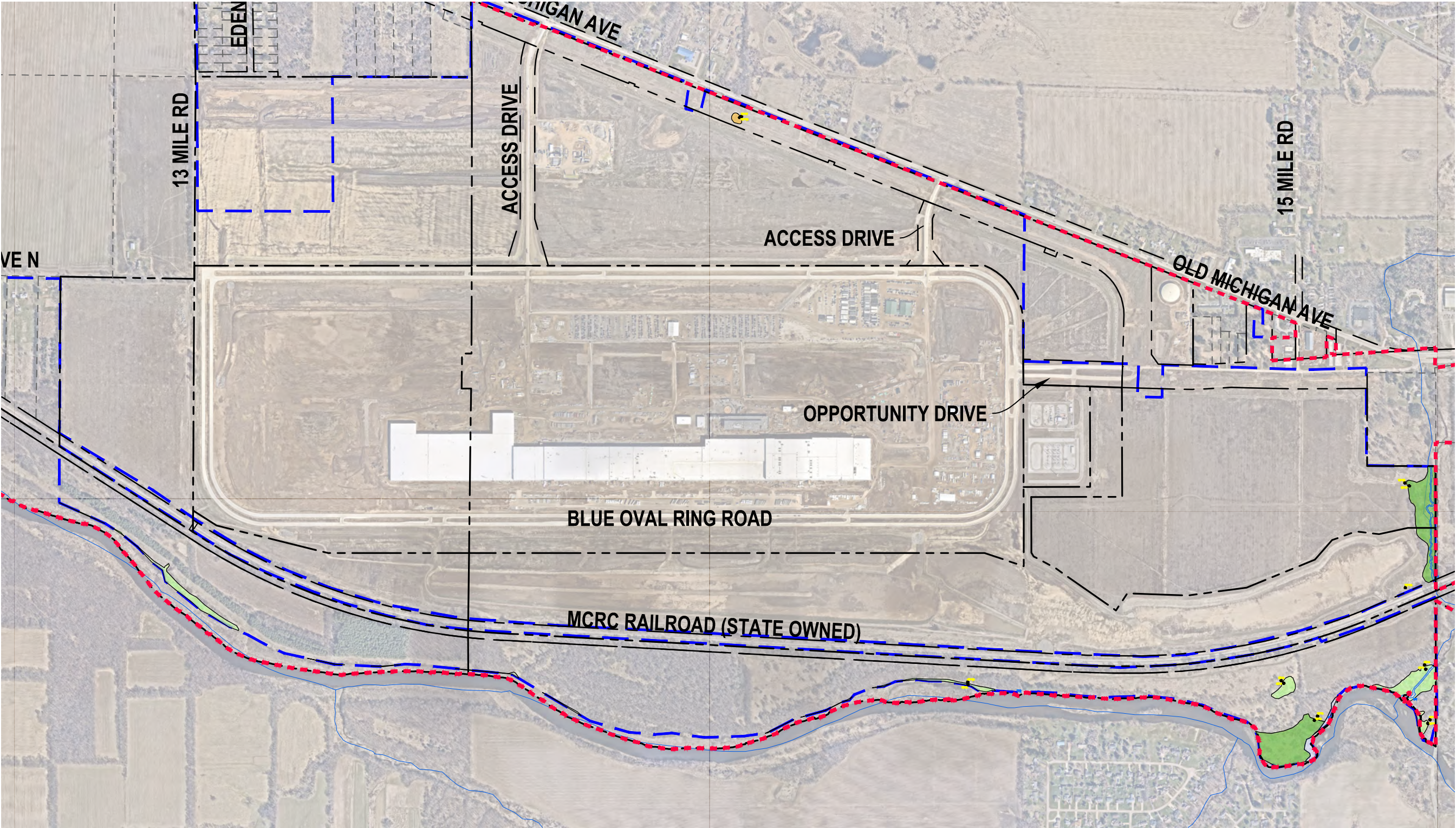
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- - - HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- - - PROPOSED PARCEL BOUNDARIES
- - - RIGHT OF WAY(ROW) BOUNDARIES

GENERAL LEGEND

- SURVEY AREA
- SAMPLE PLOT

WETLAND LEGEND

- PEMf
- PEM/PSS
- PEM

STREAM LEGEND

- STREAM
- PERENNIAL
- INTERMITTENT

NOTES

- WETLAND AREA DESIGNATED AS PEMf, NAMED W-7 PER THE NOTED REPORT HAS BEEN REMOVED DURING CONSTRUCTION ACTIVITIES ON SITE.

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2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.
BACKGROUND WETLAND INFORMATION PROVIDED FROM A WETLAND DELINEATION REPORT PREPARED BY Burns & McDonnell; TITLED "134707_Burns & McDonnell_Wetland Delineation Report_OCT082021", LOCATED ON PAGES 26 THRU 36 OF 98, WITH A FIGURE TITLE OF "FIGURE 4 Wetland Delineation Map Marshall Mega Site Calhoun County, MI" NUMBERED AS Page 1 of 11; thru 11 of 11"; WITH AN ISSUED DATE OF 10/8/2021. SOURCE INFORMATION PER THE DOCUMENT PROVIDED FROM "Source: Esri, SSURGO Soils Database, and Burns & McDonnell Engineering Company"

Orientation

Scale

GRAPHIC SCALE: 1" = 1000'

WETLAND DELINEATION - EAST
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

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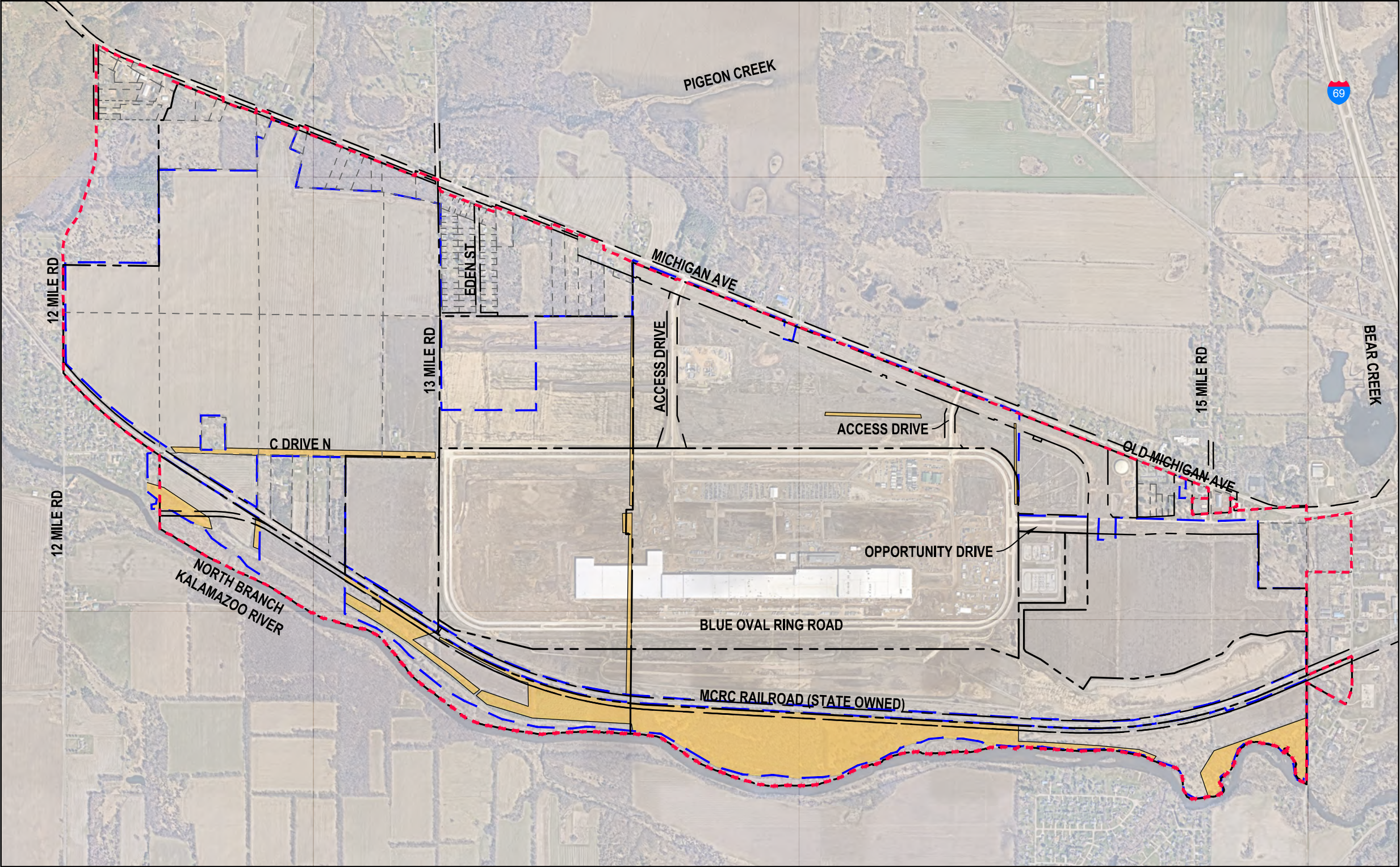
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PARCEL LEGEND

- LIMITS OF MARSHALL MAJOR CAMPUS
- HISTORICAL PARCEL BOUNDARIES (DEC 2022)
- FUTURE PARCEL BOUNDARIES
- RIGHT OF WAY(ROW) BOUNDARIES

GENERAL LEGEND

- SURVEY AREA

WILDLIFE LEGEND

- POTENTIAL BAT HABITAT

NOTES

- WETLAND AREA DESIGNATED AS PEMf, NAMED W-7 PER THE NOTED REPORT HAS BEEN REMOVED DURING CONSTRUCTION ACTIVITIES ON SITE.

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2. REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.
BACKGROUND POTENTIAL BAT HABITAT INFORMATION PROVIDED FROM A PROTECTED SPECIES HABITAT ASSESSMENT REPORT PREPARED BY Burns & McDonnell; TITLED "134707_CalhounCounty_MarshallMegasite_WildlifeReport_10112021_Final", LOCATED ON PAGE 26 OF 49, WITH A FIGURE TITLE OF "FIGURE 5 Potential Bat Habitat Map Marshall Mega Site Calhoun County, MI"; WITH AN ISSUED DATE OF 10/11/2021. SOURCE INFORMATION PER THE DOCUMENT PROVIDED FROM "Source: Esri and Burns & McDonnell Engineering Company, Inc."

Orientation

Scale

GRAPHIC SCALE: 1" = 1500'

WILDLIFE DUE DILIGENCE
MAJOR CAMPUS MASTER PLANNING
CALHOUN COUNTY MICHIGAN

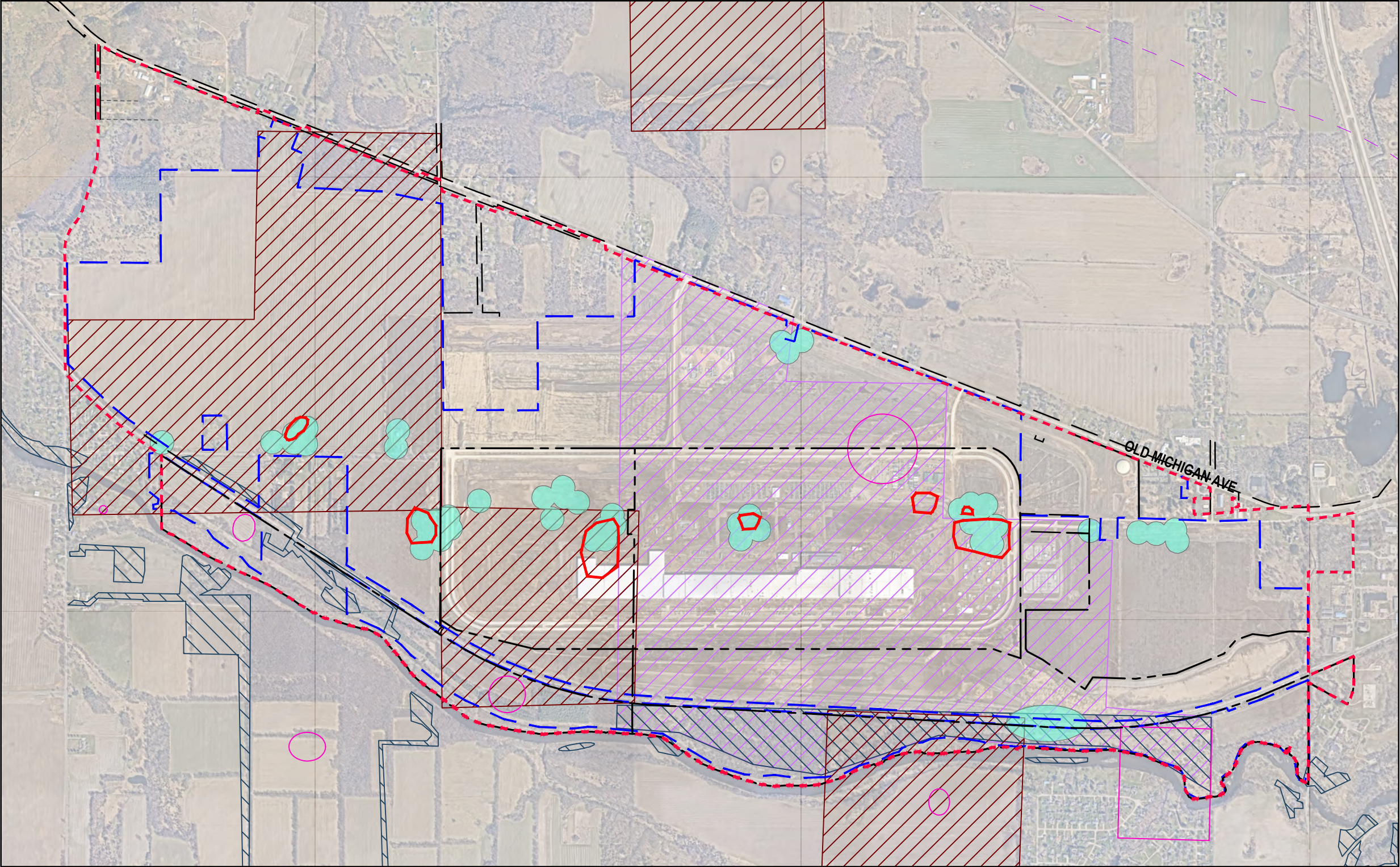
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- PARCEL LEGEND**
- LIMITS OF MARSHALL MAJOR CAMPUS
 - HISTORICAL PARCEL BOUNDARIES (DEC 2022)
 - FUTURE PARCEL BOUNDARIES
 - RIGHT OF WAY (ROW) BOUNDARIES

- GENERAL LEGEND**
- SURVEY AREA

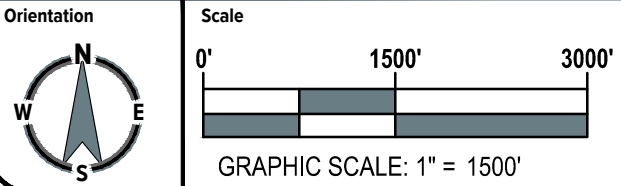
- ARCHAEOLOGY LEGEND**
- HIGH PROBABILITY AREA
 - PREVIOUSLY IDENTIFIED ARCHAEOLOGICAL SITE
 - NEWLY IDENTIFIED ARCHAEOLOGICAL SITE
 - ▨ PREVIOUS ARCHAEOLOGICAL SURVEY - ER 08-474
 - ▨ PREVIOUS ARCHAEOLOGICAL SURVEY - ER 10-746
 - ▨ PREVIOUS ARCHAEOLOGICAL SURVEY - WESTERN MICHIGAN UNIVERSITY SURVEY

- NOTES**
- NOTES

DRAWING SOURCE INFORMATION:

- BACKGROUND AERIAL IMAGERY PROVIDED FROM NEARMAPS, IMAGES CLIPPED APRIL 1ST, 2025.
- REFER TO SME CAD FILE FOR DRAWING SOURCE INFORMATION.

BACKGROUND ARCHAEOLOGICAL INFORMATION PROVIDED FROM AN ARCHAEOLOGICAL SURVEY SITE REPORT PREPARED BY Burns & McDonnell; TITLED Due Diligence Archaeological Survey of Marshal Mega Site, Calhoun County, Michigan LOCATED ON PAGE 58 and 59 OF 68, WITH FIGURES TITLED "Figure A-1 Previously Recorded Cultural Resources and Surveys within the Project Study Area" WITH AN ISSUED DATE OF 09/28/2021; AND "Figure A-2 HPA Survey Areas and Archaeological Site Distribution" WITH AND ISSUED DATE OF 09/30/2021. SOURCE INFORMATION PER THE DOCUMENT PROVIDED FROM "Source: Esri and Burns & McDonnell Engineering Company, Inc."



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