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## JOINT PLANNING COMMISSION MINUTES

February 10, 2026  
Regular Meeting - 7:00 PM

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1) **CALL TO ORDER**

IN A REGULAR SESSION held on Tuesday, February 10, 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 Carter Bright, Commissioner Steve Riggs, Commissioner Mick Woods

Also Present: Deputy Clerk Cary, Marcia Strange, Director of Community Development, Marshall City

Absent: Commissioner Tim Banfield and Commissioner Aron Hodo

3) **PLEDGE OF ALLEGIANCE**

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

**Moved** by Steve Riggs, supported by Carter Bright to approve the agenda. On a voice vote: **Motion carried.**

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

A. Meeting Minutes - January 13, 2026

**Moved** by Mick Woods, supported by Steve Riggs to approve the meeting minutes from January 13, 2026. On a voice vote: **Motion carried.**

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.

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

Rebekah Sebring of Fredonia Township gave public comment.

7) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**

A. Public Hearing and Review - Planned Signage Package - Family Fare

Director Strange gave an introduction to the planned signage package for Family Fare. The requested sign for the Family Fare sign on the South Facade is 150 square feet (sf) to join the existing Starbucks sign. The sign for the East Facade is 100 sf and within ordinance.

Gary Gebhardt with Signs by Crannie discussed the size of the requested sign in the planned sign package.

**Moved** by Mick Wood, supported by Steve Riggs to open the public hearing for the planned sign package for Family Fare. On a voice vote: **Motion carried.**  
The public hearing opened at 7:11pm.

Bruce Webber, Store Director of Family Fare gave a public comment.

Rebekah Sebring of Fredonia Township gave public comment.

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

**Moved** by Steve Riggs, supported by Mick Woods to close the public hearing for the planned signage package for Family Fare. On a voice vote: **Motion carried.**  
The public hearing closed at 7:16 pm.

**Moved** by Mick Woods, supported by Carter Bright to discuss the planned signage package for Family Fare. On a voice vote: **Motion carried.**

Woods questioned when the old sign was taken down.

Gary Gebhardt stated that the sign was removed in early September.

Director Strange discussed when the original sign permit application was submitted.

The board discussed the size of the original sign on the building and the proposed size of the new sign.

**Moved** by Steve Riggs, supported by Mick Woods to approve the planned signage package for Family Fare as presented. On a roll call vote:

Ayes: Carter Bright, Steve Riggs, Mick Woods

Nays: Joanna Johnson

Abstain: None

**Motion carried.**

## 8) OLD BUSINESS

**A.** Site Plan #SP25-004 Dunkin' Donuts and Jimmy John's Update

There are no updates for this project at this time.

**B.** Site Plan #SP25-003 Millbrook Residential Update

There are no updates for this project at this time.

## 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

Chair Johnson stated that information was provided to the township, and she is sharing it with the JPC for information purposes only and that no action was needed.

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.

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

Bruce Webber, Store Director of Family Fare gave public comment.

Rebekah Sebring of Fredonia Township gave public comment.

Marty Mattingly of Calhoun County gave public comment.

- 11) COMMISSIONER COMMENTS**

Johnson gave an explanation of the public comment in the meeting minutes.

Woods gave a update on the Michigan Court of Appeals for the mega site.

Bright stated that there are transcripts for the meeting and the video is on YouTube.

- 12) ADJOURNMENT**

**Moved** by ~~Cater~~-Carter Bright, supported by Steve Riggs to adjourn the meeting. On a voice vote: **Motion carried.**

The meeting was adjourned at 7:46 P.M.

Respectfully submitted by,

Brandie Cary  
Deputy Clerk