
PLANNING COMMISSION MINUTES

April 8, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, April 8, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Carter Bright, Tim Fitzgerald, Aron Hodo, Lisa McNiff, Karl Sievertsen, Ian Stewart, and Jim Zuck

Also Present: Director Strange and Deputy Clerk Cary

Absent: Ryan Underhill

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

A. APPROVE JANUARY 14, 2026, PLANNING COMMISSION MEETING MINUTES

Moved by Aron Hodo, supported by Tim Fitzgerald to approve the January 14, 2026, Planning Commission Meeting Minutes. On a voice vote: **Motion carried.**

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

Moved by Jim Zuck, supported by Lisa McNiff to amend the agenda to add item under 8b to appoint new alternate joint planning commission member On a voice vote: **Motion carried.**

5) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

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

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

none.

7) OLD BUSINESS

none

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SITE PLAN REVIEW PSP26-0002 - 802 W MICHIGAN AVE - ROYAL SWINE
Director Strange gave an introduction to the site plan. The Royal Swine has purchased the adjacent parcel and is looking to expand their existing restaurant. This property is located in B-4, Regional Commercial district. This is not located within the National Historic Landmark District. Restaurants are a Principal Permitted Use. The existing site was undersized. Still a small site, but an improvement in coverage over the original, and providing parking primarily behind the building.

Moved by Lisa McNiff, supported by Aron Hodo to receive site plan 26-0002 for 802 West Michigan Avenue.

Sievertsen questioned how the takeout is going to work with the parking lot being on the other side of the property.

John Gutsue of Gutsue Construction discussed that the Michigan Ave and Plum St access will no longer be used for takeout. There was a concern regarding the safety of those drives. In lieu of that, the only takeout parking will be the on-street parking on Plum St and if the customer chooses to park in the parking lot.

Stewart questioned if MDOT approved the driveway.

Director Strange stated that the drive is an existing curb cut. That is a drive shared with the neighboring property.

The board had discussed the location of the sign on the property and the sign keeps the existing location.

The board discussed the sewer lateral for the new addition.

The board discussed the lighting plan for the new building and parking lot.

Banfield discussed the size requirements for a handicap parking space.

Moved by Lisa McNiff, supported by Jim Zuck to Approve site plan 26-0002 for 802 West Michigan Avenue contingent upon:

1. A shared driveway agreement is required with the parcel to the west.
2. Obtain a Right-Of-Way permit through MDOT and the city. The curb replacement needs to be shown on the plans.
3. Sewer lateral size must be provided to the City for coordination.
4. Confirm the fire wall extents adjacent to the existing garage and provide documentation it meets building code requirements.
5. Evergreen screening is required for parking space one on the south side of the lot.
6. ADA parking must be addressed. City staff to review proposed change.

On a voice vote: **Motion carried.**

B. APPOINT ALTERNATE TO THE JOINT PLANNING COMMISSION

Chair Banfield appointed Cater Bright as the alternate to the Joint Planning Commission.

- 9) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.

Lynn Sleight, 507 Fair St, gave public comment.

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

Brian Munger, 200 E Spruce St, gave public comment.

Durrie Parker, 120 Circle Dr, gave public comment.

10) BOARD REPORTS

11) ADJOURNMENT

The meeting was adjourned at 8:03 P.M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk