PLANNING COMMISSION MINUTES

June 10, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, June 10, 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, and Karl Sievertsen

Also Present: Director Strange and Deputy Clerk Cary

Absent: Ian Stewart, Ryan Underhill, and Jim Zuck

Moved by Tim Fitzgerald, supported by Aron Hodo to excuse members Stewart, Underhill and Zuck. On a voice vote: **Motion carried.**

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

Moved by Lisa McNiff, supported by Aron Hodo to approve the meeting minutes. On a voice vote: **Motion carried.**

A. Approve May 13, 2026, Planning Commission Work Session Meeting Minutes

B. Approve May 13, 2026, Planning Commission Meeting Minutes

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

Moved by Lisa McNiff, supported by Aron Hodo to approve the agenda. On a voice vote: **Motion carried.**

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

none

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

A. SPLU26-0001 - 902/1102 West Hanover Street Special Land Use

Chair Banfield opened the public hearing at 7:03 P.M.

Director Strange discussed the staff report on the Special Land use of 902/1102 West Hanover Street.

City staff have been working with the property owners of Hanover Street Storage, Adam and Kelly Rickert, and their engineer, Hurley & Stewart, on a revision to this project which would see the addition of outdoor storage to the self-storage facility at 902 and 1102 West Hanover Street. The owners have proposed an outdoor storage area that may be built in two phases which is fully enclosed by chain link fence and screened with evergreens per our screening requirements. The proposed outdoor storage lots will be maintained as gravel. The sidewalk and street trees that were required on the original site plan should be maintained as a requirement.

A.The proposed use shall be in accordance with the City Master Plan and the intent and purpose of the subchapter.
The proposed use meets the intent of the subchapter and the city master plan and current zoning ordinance. Storage of RV's in front yards has been a concern and this would provide a location for that type of storage.

B. A documented and immediate need exists for the proposed use within the community.
While there are self-storage facilities in the surrounding area, few have outdoor storage areas and there is still a demand in the community. Currently the un-built area of the site is an empty parking lot.

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.
The use is compatible with the character of the neighborhood and will improve the appearance of the two parcels. The added landscaping for screening is a benefit. No adverse impact on the enjoyment of neighboring parcels or development of the neighborhood is expected.

D. The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.
The proposed project is an improvement on the current vacant portion of the site and the proposed site plan is compatible with adjacent properties. The fence provided around the outdoor storage is chain-link, but this will be screened entirely. Screening will be provided with plantings for all adjacent properties and Right-Of-Way as required for outdoor storage.

E. The proposed use shall be compatible with the natural environment.
There is no expectation that there will be a negative impact on the environment. The addition of plantings for screening is beyond what was anticipated for the originally approved site plan.

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.
There is no expectation that the use will have an impact on the items in this section. Traffic will increase over the current use of the property, but is not anticipated to be more than the originally approved site plan. The surrounding streets have the capacity to serve the site, as was discussed during the initial site plan approval process. The proposed use will not have any impact on water, sewer, schools, or refuse. The impact on police and fire is expected to be minimal. The added lighting is

proposed to coordinate with the storage layout and will improve this otherwise dark corner.

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 unreasonable or offensive odors.
There is no expectation that the site will cause unreasonable traffic or other conditions beyond what was expected for self-storage.

Adam Rickert discussed the use of this property for outdoor storage.

Corrie Rozell 839 W Green St, gave public comment.

Chair Banfield closed the public hearing at 7:15 P.M.

Moved by Lisa McNiff, supported by Tim Fitzgerald to approve of the Special Land Use #SPLU26-0001 for Outdoor Storage at the self-storage facility at 902/1102 West Hanover Street and recommendation for approval to City Council. On a voice vote: **Motion carried.**

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP# 23.04- 902/1102 West Hanover Street Site Plan

Moved by Lisa McNiff, supported by Aron Hodo to receive Site Plan SP# 23.04 902/1102 West Hanover St.

Adam Rickert discussed the concerns that Marshall Community Credit Union has about construction.

Hodo discussed the concerns about having a sidewalk on Dobbins.

Banfield discussed with the board the varieties of trees/ scrubs, height, location and distance between trees.

Moved by Lisa McNiff, supported by Aron Hodo to allow a three-year time allowance to put in sidewalk on Dobbins. On a voice vote: **Motion carried.**

Moved by Lisa McNiff, supported by Aron Hodo to Approve Revised Site Plan SP# 23.04 with the following conditions: revised plans must be submitted with tree that must be at least 6' tall can be reviewed by the zoning administrator, and a sidewalk to be installed within the next three years. On a voice vote: **Motion carried.**

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

Lynn Sleight, 507 Fair St, gave public comment.

10) BOARD REPORTS

11) ADJOURNMENT

The meeting was adjourned at 7:12 P.M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk