PLANNING COMMISSION MINUTES

April 12, 2023
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSIONS held on Wednesday, April 12, 2023 at 7:00 PM in the Council Chambers of Town 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 Banfield, Burke-Smith, Fitzgerald, Hall, Longyear, McNiff, Reed, andCouncil Liaison Wolfersberger

Also Present: Staff: Director Zuzga and Deputy Clerk Pickford

Absent: C. Zuzga and Zuck

3) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by Planning Commission action.

Moved McNiff, supported Reed to approve the agenda as presented . On a voice vote: Motion carries

A. April 12, 2023 Agenda

4) APPROVAL OF MINUTES

Moved McNiff, supported Reed to approve the minutes of the February 8th 2023 Planning Commission meeting. On a voice vote; MOTION CARRIED.

A. Minutes of February 8, 2023 Planning Commission meeting

5) PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS – Persons addressing the Planning 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 five (5) minutes on any agenda item.

NONE

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

A. SLU #23.01- 421 and 423 Mitchell Street Special Land Use

Chair Banfield opened the public hearing on SLU #23.03 -421 & 423 Mitchell St. A letter of support from K&H Concrete in favor of development was presented. Member Hall stated that she believes a need for housing is more prevalent than a need for self-storage. Zuzga indicated that was not an allowed use in the I-1 Zoning District. Questioned increase in taxes. Zuzga clarified that it was an increase in taxes collected by the city due to the increased value on the property, not an increase to the tax payers.

Moved McNiff, supported Fitzgerald to Staff recommends approval of the Special Land

Use for a self-storage facility at 421 and 423 Mitchell Street.. On a roll call vote:

Ayes:Burke-Smith, Longyear, Reed, Banfield
Nays:Hall
Absent:C. Zuzga, Zuck

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP# 23.03- 421 and 423 Mitchell Street Site Plan

Moved by McNiff, supported by Fitzgerald to Approve the site plan for 423 Mitchell Street with the following conditions: with the removal of the sidewalk requirement and landscape tree positions . On a voice vote: MOTION CARRIED

Ayes:Burke-Smith, Longyear, Reed, Banfield
Nays:Hall
Absent:C. Zuzga, Zuck

B. Discuss Proposed Ordinance Changes

Director Zuzga presented proposed Ordinance Changes from 35' to 50'-60' as well as drive thru for American One Bank in Winston Park. Burke-Smith opposed B-4 zoning near residences. Advised seeking a break down of plans clarifying the intentions of the zoning in those areas. Banfield suggested screens for reducing headlight pollution. More discussion will be held during the Master Plan update planned for 2023-2024.

C. Update 2015 Master Plan Discussion- RFP Composition

Director Zuzga presented proposition of Master Plan update. Consensus of the board is to move forward with update to Master Plan as it must be completed by 2024. An RFP will be developed after the City Budget is approved and shared with the Planning Commission for their comments.

9) PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS

Persons addressing the Planning 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 five (5) minutes on any agenda item.

Regis Klinger 334 N Grand- Questioned where to find 1-3 zoning.
Maggie Emmerson 616 Union St.- stated concern over rising taxes; lack of site plan availability, lack of water planned for Mitchell street for fire suppression, and proposed changes to B-4 Ordinance.
Mark Robinson-1114 Fennimore- Inquiry about Megasite property Site plan as well as concern over permits being pulled for demo.
Emily Emmerson-Rich 616 Union Street- confused over lack of site plan submission but drain digging at megasite. Concerned that plans have been submitted to City for megasite and not provided to the public; Questioning how to get on Agenda.
Regis Klingler 334 N Grand- Questioned if and when Megasite Zoning was approved.
Barry Wayne Adams 622 W Green Street- Spoke in opposition of Zoning

10) BOARD REPORTS

Discussed May meeting regarding W Hanover address. JPC on April 25th @ City Hall.

Commissioner Hall- expressed concern over taxpayer money being spent and no disclosure by City. Expressed Concerns over hidden agenda and NDA signing by board members throughout the various boards. Inquired the boards opinions on how to address the calls she has been receiving from various other officials asking for updates and status on Megasite and the current climate in the City. Other board members advised Commissioner Hall they had not received any of the same calls and that they recommend referring all questions and inquiries to the City staff.

11) ADJOURNMENT The next regularly scheduled meeting is May10, 2023.

The meeting was adjourned at 8:16PM