PLANNING COMMISSION MINUTES

June 14, 2023

Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSIONS held on Wednesday, June 14, 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 Bansfield

2) ROLL CALL

Roll was called: by E. Zuzga

Present: T. Banfield, J. Burke-Smith, L. McNiff, C. Zuzga, T. Fitzgerald, S. Hall (arrived late)

Also Present: Eric Zuzga, Council Liaison S. Wolfersberger

Absent: J. Zuck, C. Longyear, K. Reed

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

Moved Burke-smith , supported C. Zuzga to approve the agenda as presented. On a voice vote: Motion carries

4) APPROVAL OF MINUTES

A. Minutes of April 12, 2023 Meeting

Moved by Burke-Smith, supported Fitzgerald to approve the minutes with stipulations to remove the double approval on agenda and minutes approval from April meeting per Banfield. On a roll call vote: Motion carries

Ayes: C. Zuzga, Burke-Smith, Banfield, McNiff, Fitzgerald
Nays: None
Abstain: None

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 Mayor. Members of the public shall be limited to speaking for a maximum of five (5) 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. SLU# 23.02- 902/1102 West Hanover Street Special Land Use

Barry Wayne Adams- 622 W Green Street: Questioned boards authority to approve SLU. Stated board has no constitutional right to zone land. By issuing zoning over land the board is showing lawlessness and military authority is being exercised. Trying to expose corporate fascism in government.

7:12pm public hearing closed

Moved Tim Fitzgerald, supported Julie Burke Smith to Based on the findings above, staff recommends approval of the Special Land Use for a self-storage facility at 902/1102 West Hanover Street.. On a roll call vote: Motion carrries

Ayes: Tim Banfield, Julie Burke Smith, Tim Fitzgerald, Lisa McNiff, Christine Zuzga
Nays: Stephanie Hall
Abstain: None

7) OLD BUSINESS

None

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

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

Moved McNiff, supported Fitzgerald to Approve SP# 23.04 with the following conditions: stormwater approval from Public Services is required prior to a building permit being issued, street trees would need to be planted along both Dobbins and Hanover Street with locations approved by City staff, and exterior lighting plan would need to be reviewed at specific locations and the tyoe of light used reviewed.. On a roll call vote: Motion carries

Ayes: C. Zuzga, S. Hall, J. Burke-Smith, T. Banfield, L. McNiff, T. Fitzgerald
Nays: None
Abstain: None

E. Zuzga asked for the boards recommendation, if approved, to be contingent on director Davenport's approval.

T. Fitzgerald asked about alternate plan at top of site plan. Mr. Paulson explained the alternate plans shows buildings 3-6 being replaced by climate controlled interior storage building. That market analysis will help discern the need for the interior storage vs current outdoor storage.

Banfield questioned if alternate plans would change the sq footage of the current site plan that is up for approval.

Banfield suggested landscape plan to include 4 trees being added in the ROW.

Banfield stated the lighting plan was initially out of compliance by not directing downward but new plan will be submitted to staff

Banfield some trees not shown in plan
Project Engineer Jeff Paulson states trees will be removed on east side for sidewalk requirement as well as removal of retaining wall. Plan to remove trees that have been cut for overhead lines.

E. Zuzga stated an easement with the City is in the works to make underground utilities. Also stated that gap in buildings on west side is to accommodate the existing easement with water sewer

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 Mayor. Members of the public shall be limited to speaking for a maximum of five

(5) 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.

Emily Emmerson-Rich- 616 Union St.: Requests projection of voices due to non-working audio system. Concern over concrete trucks dropping concrete on N Kalamazoo, around fountain, onto W Michigan Ave. States there has been a buildup of material causing safety issues. Requests crosswalks at fountain be repainted for safety of pedestrians as well as motorists. Lastly, requests printed agendas at the meeting as not everyone has access to the online.

Barry Wayne Adams-622 W Green St: does not agree that idea of siteplan being an environmental development of the site. States environmental concern over Hanover St project is hypocritical after approving Megasite plans.Suggests solar be placed on self-storage to make a positive environmental impact.

Lee Rockwell-12380 12 Mile Rd: Concerned with environmental planning for this site plan but feels there was a lack of same concern over site plan for Ford plant. Shared frustration with boards concern for light pollution from the Hanover Street Project but feels a lack of concern was given during the megasite approval. Suggests solar on megasite would reduce the impact and not take up farmland. Also, request written agendas be present at all meetings. Questioned the purpose of the planning commission and JPC boards. Feels they have no say or purpose to make a change.

Maggie Emmerson-Rich- 616 Union Street: State council threw other boards under the bus at the megasite review. No support from city for the boards. Voiced appreciation to staff and board for bringing improvements to the City.

Julie Bryant- Squaw Creek: feels not listened to by the City. Feels the same concern for environmental impact of self-storage should have been show to Megasite review. States home purchased June 2019 in Squaw Creek across from Megasite. Voiced concern of never having an offer for their property by developers.

James- 102 W Michigan Ave- Spoke on LED lights and ways in which to help with light pollution in the neighborhood

10) BOARD REPORTS

Chair Hall addressed the audience and thanked for their participation.

Staff Zuzga- July meeting planned for Site plan for Marshall Tire behind Southern Michigan Bank and Trust

Banfield asked about Master Plan. Staff Zuzga stated hopefully to board by August or September for board.

11) ADJOURNMENT Next meeting is scheduled for July 12, 2023 at 7:00 PM.

The meeting was adjourned at 8:10PM

Respectfully submitted by,

Jennifer Pickford
Deputy Clerk