JOINT PLANNING COMMISSION MINUTES

November 14, 2023
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Tuesday, November 14, 2023 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 Banfield at 7pm.

2) ROLL CALL

Roll was called:

Present: Chair Banfield, Burke-Smith, Gresley, Hoffman, Lyng, Alternate Fitzgerald

Also Present:Deputy Clerk Pickford, Clerk Eubank, Council Liaison Wolfersberger

Absent:

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

A. APPROVAL OF NOVEMBER 14, 2023 JPC AGENDA

Moved by Lyng, supported by Hoffman to approve the agenda as submitted. On a voice vote: **Motion Carried**

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

A. MINUTES OF SEPTEMBER 12, 2023 JPC MEETING

Commissioner Burke-Smtih would like it noted in the minutes that her vote for approving the April 25, 2023 minutes was a no vote.

Moved by Gresley, supported by Hoffman to approve the minutes from the September 12, 2023 JPC meeting. 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 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.

Mick Woods of 155 River Park Drive spoke in favor of new interest in Kmart location. He also spoke on the concern of over saturation of the market and how a new TSC store could affect the existing Albion and Battle Creek stores.

Jerri Bosserd of Marshall Twp spoke of his concern over board members having a conflict of interest. He also commented on the possible local impact to smaller hardware stores like Ace and Herman's by opening a TSC. Mr. Bosserd voiced his concern and distaste for closed meetings.

Barry Wayne Adams of 622 W Green Street spoke in agreement with previous statements made by Mr. Bosserd. Mr. Adams cited Michigan constitution in reference to his disagreement with board decisions and decisions made by other boards.

Carl Gibson of 323 Westbrook Ct spoke in favor of development of the previous Kmart site to a TSC location. Mr. Gibson stated that the development would be a good community asset citing other duplicated stores in the area like Dollar General and Family Fare. Mr. Gibson concluded that the community will appreciate the accessibility of the products they provide.

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

A. SLU #23.03- Tractor Supply Company

Chair Banfield opened the public hearing at 7:19pm.

Richard Lindsey spoke on behalf of the owner of the Kmart building and the SLU documents attached.
Kirk Hunt introduced himself as the construction project manager for TSC.
Rick Giltrup introduced himself as district manager for TSC location.
Connie Bosserd of Marshall Twp questioned the proposed opening date.
Kirk Hunt answered opening date of April 2024.

Chair Banfield closed public hearing at 7:23pm.

Fitzgerald questioned the terminology of the dollar store and Dollar General on the map provided. Lyng stated his interpretation of the store names used in the drawing and stated that there is a rumor of the Dollar Store moving locations. Lindsey spoke on the unconfirmed understanding that the Dollar Tree will be moving and the Dollar General will open in it's place, hence the terminology used on the map, as that was provided by the landlord.
Gresley questioned the other stores located in the mall and their locations. Lindsey advised he only has the information provided by the landlord for the proposed TSC.
Lyng questioned the perm trailer area and what security would be in place. Rick Giltrop explained the use of hitch and wheel locks as well as security cables with alarms.
Lyng questioned the current parking lot lights and asked what development, if any, would occur. Project Architect Brad Matuzak stated no additional lights will be installed in the parking lot, however, additional lighting will be added to the building.

Moved by Burke-Smith, supported by Lyng to recommend approval of Special Land Use #23.03 for outdoor storage/display of equipment, propane tanks, greenhouse space, plants, trees, and hay, based on staff findings to City Council. On a voice vote: **Motion Carried.**

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP #23.09- TRACTOR SUPPLY COMPANY

Chair Banfield commented on the slope of the parking lot. Lindsey stated the owner does not own the entire lot, only the portion included in the photo, which is the previous Kmart building.
Banfield questioned the signage. Brad Matuzak confirmed pylon sign on livegood center.
Banfield commented that adequate screening is represented in the plan.

Moved by Burke-Smith, supported by Fitzgerald to Approve SP #23.09 as presented. 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 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.

Connie Bosserd of Marshall Twp. questioned the traffic lights that were installed at the I69/I94 overpass and their purpose and dates of use.

Jerri Bosserd of Marshall Twp. questioned where in the parking lot trailers will be parked for TSC, and voiced his concern of possible placement on other storefront property.

Barry Wayne Adams of 622 W Green spoke on the Committee for Marshall not the Megasite court case. Mr. Adams also spoke in opposition of the time restrictions observed by other boards.

Lynn Rockwell of Ceresco spoke in agreement with previous statements about conflict of interest with board members. Mrs. Rockwell spoke on the positive aspect of utilizing empty existing buildings and wished Ford had done the same. Mrs. Rockwell concluded by voicing her concern over the postcards that were distributed and the growing increase in traffic volume on roads that are already stressed under the current traffic volume.

10) **BOARD REPORTS**

11) **ADJOURNMENT**

The meeting was adjourned at 7:53PM

Respectfully submitted by,

Jennifer Pickford
City Deputy Clerk