

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, January 14, 2015**

In a regular meeting session, Wednesday, January 14, 2015 at 7:00 p.m. at City Hall, Council Chambers, 323 W. Michigan Ave., Marshall, MI, the Marshall Planning Commission was called to order by Chair Davis.

ROLL CALL

Members Present: Commissioners Davis, Banfield, Burke Smith, Mankerian, Meservey and Zuck

Members Absent: Commissioners Collins and McNiff

Staff Present: Lisa Huepenbecker, Building Department Coordinator

MINUTES

MOTION by Banfield, supported by Zuck, to accept the minutes of the December 10, 2014 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Banfield, supported by Meservey, to accept the agenda for the January 14, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

NEW BUSINESS

Receive and consider approval of final Site Plan #SP14.04 for Goodwill Industries at 842 W Michigan Ave.

MOTION by Banfield, supported by Zuck, to receive final Site Plan #SP14.04 for Goodwill Industries at 842 W Michigan Ave. On a voice vote; **MOTION CARRIED.**

Staff stated that the final site plan being considered is for a mixed use building for retail space as well as space for workforce training and community support programs. There were some

revisions since the conceptual site plan including an overall square footage decrease, Zoning Board of Appeals granted a variance for maximum parking spaces to be 92, the west setback was deemed to only pertain to the building envelope while the parking lot is required to be 10' from property line, and City utility staff have reviewed the plans and feel that the utility load would be manageable.

MOTION by Burke Smith, supported by Meservey, to approve final Site Plan #SP14.04 for Goodwill Industries at 842 W Michigan Ave.

Banfield asked for clarification of dumpster location and trash removal.

Steve Loney, of Tower Pinkster, stated that the compactor shown at the north side of the building will be the only disposal receptacle outside of the building. It had a wall extending from the end of the building for screening purposes to the east, but the west area will be the loading dock for the building.

On a voice vote; **MOTION CARRIED.**

Review and approve Planning Commission & Zoning Board of Appeals 2014 Annual Report.

Staff stated that this report is a summary of all activity for the 2014 calendar year. Planning Commission items include one rezoning, six site plans, one special land use amendment, starting of the Master Plan update, and one proposed new ordinance.

MOTION by Zuck, supported by Burke Smith, to approve Planning Commission & Zoning Board of Appeals 2014 Annual Report. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

None

PUBLIC COMMENTS

None

REPORTS

Meservey reported that the Farmer's Market was accepted for \$10,000 grant from the Cronin Foundation. This allowed for the hire of a market manager. They have hired Kitty Knoll. She is a previous vendor with the market. Her husband will continue to have a booth.

Banfield welcomed Mankerian to her first Planning Commission meeting as a Commissioner. He also reported that Shearman Park held a meeting last night for the Master Plan project. No large benefactor has stepped forward yet, but the project has had a few visions presented for the park.

Mankerian reported that the traffic signage reported at the last meeting at the West Dr and W Michigan Ave intersection has been removed, and traffic seems to be moving smoother with less semi-trucks driving through the downtown area. She also reported that Ketchum Park has multiple events planned for the upcoming year including an egg hunt near Easter and a community block party.

Davis reported that past Commissioner Rodgers is still looking to move back into town and resume his seat if it is still available at that time. Davis also reported that he attended the strategic planning meeting for the Marshall area hosted by Southwest Michigan First in Kalamazoo. The overall outcome seemed more cohesive than the group had been since the reorganization, and it looks to be headed in a positive direction as long as the communication is kept open by all parties involved.

ADJOURN

The Planning Commission adjourned at 7:49 pm.

Submitted by,

Lisa Huepenbecker