

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, March 11, 2015**

In a regular meeting session, Wednesday, March 11, 2015 at 6:59 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, Collins, Mankerian, McNiff (7:02pm), Meservey, Zuck, and Council Liaison Miller

Members Absent: Commissioners Burke-Smith

Staff Present: Natalie Dean, Director of Community Services

MINUTES

MOTION by Banfield, supported by Mankerian, to accept the minutes of the February 11, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Zuck, supported by Collins, to accept the agenda for the March 11, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

NEW BUSINESS

Receive Site Plan SP#15.01 for Taco Bell at 15955 W. Michigan Avenue.

MOTION by Collins, supported by Banfield, to receive site plan SP#15.01 for Taco Bell at 15955 W Michigan Ave. On a voice vote; **MOTION CARRIED.**

Staff presented the site plan for Taco Bell to the commissioners for the first review. The site plan has already been reviewed by city staff. Multiple items were not compliant with

ordinance requirements, and it was suggested to the developer to seek variances to address these items.

Jim Vandenburg, Chicago Diversified representative of Grand Rapids, discussed that the site is being proposed for a complete demolition with the new structure being a prototype design. He mentioned that they do plan to save some existing parking areas and a retaining wall. He also discussed that the variances that will be requested are in order to keep the same amount of parking as current lot, improve traffic flow, place loading area in front yard, and get relief from certain landscaping requirements. Vandenburg mentioned that they plan to remove the buffer curb by the drive thru area for easier access as well as removing the outdoor seating area.

Commissioners discussed the proposed site is less pedestrian friendly, the need of multiple variances suggested that the use may be too large for such a small site, and landscaping choices could be revisited for better species and placement options.

Receive and consider approval for Site Plan #15.02 for Quality Excavators at 817 Industrial Road

MOTION by Zuck, supported by McNiff, to receive site plan SP#15.02 for Quality Excavators at 817 Industrial Road.

MOTION by McNiff, supported by Zuck, to recuse Commissioner Banfield due to conflict of interest. On a voice vote; **MOTION CARRIED.**

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

MOTION by Meservey, supported by Mankerian, to approve site plan SP#15.02 for Quality Excavators at 817 Industrial Road.

Staff discussed that the site has been previously used as a stock yard, and Quality Excavators plan to build office and storage space. No issues were presented from city staff's review.

Alan Patrick of KEBS Engineering confirmed plan to add small office building with paved parking lot.

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

OLD BUSINESS

None

PUBLIC COMMENTS

None

REPORTS

Davis welcomed Rodgers back to the Planning Commission. He also welcomed newly appointed Council Liaison Miller. Davis gave an update on MAEDA including expected launch of a new website and reorganization of advisory boards.

Staff reported that Lisa Huepenbecker has been promoted to Community Services Project Coordinator, and Crystal Lane is training as Administrative Receptionist.

Meservey reported that the Farmers' Market received the \$10,000 grant for which they had applied, and the market will open May 16.

ADJOURN

The Planning Commission adjourned at 7:38 pm.

Submitted by,

Crystal Lane