

**AGENDA**  
**CITY OF MARSHALL PLANNING COMMISSION**  
City Hall-Council Chambers-323 W. Michigan Ave., Marshall, MI  
Wednesday – May 13, 2015 – 7:00 p.m.

**CALL TO ORDER**

**ROLL CALL**

**CONSIDERATION OF MINUTES**

Regular meeting minutes from April 8, 2015

**APPROVAL OF AGENDA**

**AUDIENCE PARTICIPATION**

**Items on the agenda--** Citizens who wish to speak on a matter on the agenda may do so when called upon by the Chairman. Those people addressing the Board are required to give their name and address for the record and shall be limited to speaking for a maximum of five (5) minutes on a given matter.

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

1. Review and discuss comments received on Draft Master Plan Update
2. Set public hearing for Draft Master Plan Update for Wednesday, June 10, 2015

**OLD BUSINESS**

None

**PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA --** Citizens who wish to address the Board on items not on the agenda may do so at this time. When called upon by the Chairman, please state your name and address for the record. Members of the public shall be limited to speaking for a maximum of five (5) minutes.

**REPORTS**

Commissioners  
City Council Liaison  
DDA Liaison  
ZBA Minutes: Found online at [www.cityofmarshall.com](http://www.cityofmarshall.com)  
Staff Reports-Distribute City Council Goals 2015  
Code Enforcement Index

**ADJOURN**

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
WEDNESDAY, April 8, 2015**

In a regular meeting session, Wednesday, April 8, 2015 at 7:03 p.m. at City Hall, Council Chambers, 323 W. Michigan Ave., Marshall, MI, the Marshall Planning Commission was called to order by Vice-Chair Banfield.

**ROLL CALL**

Members Present: Commissioners Banfield, Collins, Mankerian, McNiff, Meservey, and Rodgers

Members Absent: Commissioners Burke-Smith, Davis, Zuck and Liaison Miller

Staff Present: Natalie Dean, Director of Community Services

**MINUTES**

**MOTION** by McNiff, supported by Collins, to accept the minutes of the March 11, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

**AGENDA**

**MOTION** by McNiff, supported by Mankerian, to accept the amended agenda for the April 8, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

**AUDIENCE PARTICIPATION**

David Martin of Kingscott Architecture, accompanied by Dr. Randall Davis, provided an informational presentation regarding the intended improvements to traffic flow at Gordon Elementary School. The plan included the installation of a third lane on N. Gordon to ease congestion during drop-off/pick-up times and expansion of the parking lot. It is anticipated that these changes will be completed during the summer of 2015.

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

Receive and consider approval for Site Plan #SP15.03 for City Hall Parking Lot at 323 W Michigan Ave.

**MOTION** by McNiff, supported by Mankerian, to receive site plan #SP15.03 for City Hall Parking Lot at 323 W Michigan Ave. On a voice vote; **MOTION CARRIED.**

**MOTION** by McNiff, supported by Collins, to approve site plan #SP15.03 for City Hall Parking Lot at 323 W. Michigan Ave.

Staff presented the site plan for City Hall Parking Lot to the commissioners for the final review. The site plan was reviewed by city staff and presented no concerns.

Staff, along with Mark Adams representative of C2AE, discussed the demolition of the fire apparatus bay and parking lot rebuild. Per City Manager's instruction, parking spaces will measure 10 x 20. Staff also mentioned that a 10ft set back was added along South Kalamazoo Ave. Commissioner Rodgers inquired about a change in grade for the Green St drive. Adams confirmed the plan includes a reduction of slope to 4.5% for the drive. Staff also mentioned that the rear entrance to the building will be accessible to the public from the newly constructed parking area. Banfield mentioned that the new landscaping should include a mulch bed around the trees to aid in long-term growth. Adams agreed to include mulch beds.

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

Set Planning Commission Zoning/Sign Ordinance Update Work Session for Wednesday, June 10, 2015 at 5:30 p.m.

**MOTION** by McNiff, supported by Mankerian, to set Planning Commission Zoning/Sign Ordinance Update Work Session for June 10, 2015 at 5:30 p.m. On a voice vote; **MOTION CARRIED.**

Staff agreed to send supporting materials electronically to commissioners prior to work session along with providing hard copies at the meeting.

## **OLD BUSINESS**

Consider approval of Site Plan #SP15.01 for Taco Bell at 15955 W. Michigan Avenue

**MOTION** by McNiff, supported by Mankerian, to approve Site Plan #SP15.01 for Taco Bell at 15955 W. Michigan Avenue contingent upon Zoning Board of Appeals approval of three variances.

Staff discussed the process of approving a site plan contingent upon Zoning Board of Appeals approval of variances for five additional parking spaces, placement of loading space in front yard, overlap of loading space and drive-thru stacking spaces, as well as a parking lot and interior landscape relief.

Jim Vandenburg, Chicago Diversified representative of Grand Rapids, mentioned that the Landscape plan has been revised to coincide with the changes proposed by Planning Commission.

Banfield remarked that the plan does not include buffer on north side of parking lot. Vandenburg agreed to include bumper stops for north side parking.

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

**MOTION AMENDED** by McNiff, supported by Mankerian, to approve Site Plan #SP15.01 for Taco Bell at 15955 W. Michigan Avenue, contingent upon Zoning Board of Appeals approval of three variances: Parking, Loading, and Landscaping. On a voice vote: **MOTION CARRIED.**

## **PUBLIC COMMENTS**

None

## **REPORTS**

Meservey reported that the Marshall Area Farmer's Market will open at the new location on Green Street on May 16, 2015. Meservey also commented that they are still seeking volunteers for the season.

Staff reported that code enforcement now reports to City of Marshall Police Department.

## **ADJOURN**

The Planning Commission adjourned at 7:54 pm.

Submitted by,

*Crystal Lane*

**Report To:** Chairman Davis and Planning Commission Members  
**From:** Natalie Dean, Director of Community Services  
**Re:** Draft Master Plan Update and comments received  
**Date:** May 13, 2015

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The Master Plan Update draft was sent out for distribution on March 24, 2015. Attached is the distribution spreadsheet. According to law, each entity has 42 days (until May 4<sup>th</sup>) to respond with their thoughts. Comments were received from:

**Ginger Williams, Oaklawn Hospital**

*Summary: Pg. 41 Remove last comment from right side bar regarding north entrance to the hospital, list of concerns with Action Items, questions on Complete Streets.*

**Sue George, Marshall Township**

*Summary: Sue liked the draft plan and remarked on several positive points. If there is further comment from the Township Planning Commission, I will send it on.*

**Norbert Freitel, Marengo Township**

*Summary: They pointed out some conflicting information on the east side of the map. Our consultants have adjusted the Future Land Use map in response. Also mentioned was the desire to work with the City-great news!*

**Amanda Reintjes, Michigan Historic Preservation Network**

*Summary: Happy that the community places high value on historic qualities and they loved the design guidelines. Also added some thoughts on additions for the protection of historical resources.*

Even though the 42 days required for comments has officially expired, staff will continue to collect and distribute comments as they are offered. I still hope to collect comments from City Council. Otherwise, we are at the end of the process with the Master Plan Update. A public hearing should be scheduled for June 10, 2015 to give the public one more chance to give their thoughts before the document is formally approved. The Master Plan does not return to council, Planning Commission is the final approving body.

**March 27, 2015**

**Re: Master Plan Draft – feedback**

FILE COPY  
RECEIVED  
MAR 27 2015

Planning Commission Members,

In reviewing the proposed revisions to the Master Plan I need to first say how much I appreciate and support the recognition that the hospital is a vital part of the community and that its viability is addressed in the Master Plan.

Regarding the hospital, specifically, there's only one thing I noted on the main document that I'd propose be changed.

On page 41/84, in the sidebar, the last bullet point refers to putting a public entrance on the north side of the hospital.

While it's a reasonable thought I don't think it belongs in the City's Master Plan. That is a hospital-customer operational decision, and not something the City should really force, regulate or be involved in (other than approving signage if we did put an entrance there). As such, I'd request that the last bullet point be removed. The other bullet points, while a stretch, are arguably more related to a City Master Plan rather than an organizational design plan and are fine.

Regarding the rest of the Master Plan I have some observations and feedback for consideration, as noted below. These are my personal observations, concerns and opinions regarding my community, and are not necessarily reflective of the hospital's position.

First, there are a great number of things about the plan that I really like and believe would be tremendous assets to Marshall's growth and success.

Improving walkability and pedestrian safety are among those things; getting 'bump outs' on the Michigan Avenue pedestrian crossing blind spots would be wonderful, for instance. Working collectively with other communities on improving collaboration with MDOT for those of us that have State highways as their main street is another excellent idea.

Fostering the growth of upper level residential in downtown buildings and working collaboratively with neighboring townships on our main entrances to the City are other great initiatives. Even something as seemingly simple as developing a downtown planting plan that accounts for seasonal changes and variable sunlight on opposite sides of the street would enhance the character of the community and shows how much attention to detail has been paid to this revision.

Secondly, there are a few aspects of the plan that provoke mixed feelings and, candidly, some outright concern.

In several areas of the document we talk about desiring to attract and grow businesses, a perspective with which I agree wholeheartedly. Then in other areas of the plan I get a very strong sense that we are looking at how best to restrict and impose regulations on businesses and residents rather than how to encourage businesses and their employees to locate or grow here. The plan feels internally contradictory.

My "between the lines" reading of the document is that we are looking at our community and ourselves incompletely. It feels as if we think that creating restrictions, impediments and oversight similar to those of, say, a place like Ann Arbor, will somehow make our community more vibrant. While Ann Arbor is a vibrant, fun and thriving community, there are some key differences that I believe are very relevant, and need to be considered when adopting our Master Plan. The most obvious difference is that we don't have a Big 10 university in Marshall that will draw people to the community no matter what the zoning ordinances require them (or their employees) to do. In a related fashion, we don't have the depth and breadth of business and industry, the more diverse and resilient economic base, of a community like Ann Arbor.

Because we don't have an economic or political base like that of Ann Arbor we are likely to attract a different kind of resident (both business and individual). We should consider what would be appealing to the majority of businesses and residents that choose to reside in an independent small community, one that is not a 'bedroom community' for an urban hub, or a metropolitan center of its own.

Examples of wording that concern me in this regard, and the basis of my concern for each, include the following:

1. *Action Item 2: Review the standards of the Zoning Ordinance to ensure that they provide for a baseline level of design that meets the City's needs.*

- a. **Concern:** While this makes sense in that we don't want tacky, poorly constructed buildings, my concern is that we have many, many standards and rules for zoning already.

The Planning Commission has many rules and tools already at its disposal, and it is very diligent in its use of those existing rules and regulations.

Knowing this, I read this Action Item to mean we intend to **increase** the number of requirements, making it even harder for businesses and their potential employees to be able to do what they want with their own property.

I think this will be an impediment to growth, not an adjunct to it, and I recommend removing it.

2. *Action Item: Consider developing design standards to ensure commercial development outside the downtown is consistent with the Master Plan.*

- a. **Concern:** My concern with this Action Item is the same as for #1, that we will increase the number of rules and hoops and then apply it even more broadly, thereby further decreasing the number of businesses and people willing to move here.

I recommend removing this, and related, references.

3. *Action Item 1: Review and amend, as necessary, screening and buffering standards to ensure that the negative impacts of industrial development are minimized.*

- a. **Concern:** As for the first two items, we already have a plethora of zoning rules.

Our *growth* as a City will require first businesses and then the employees of those businesses to move here. I believe we have more capacity (space, available land) to increase the number of businesses in the City than houses adjacent to those businesses, so it doesn't make sense to me to increase the already substantial requirements for businesses to build, especially when those businesses could more easily go elsewhere.

My concern in this regard doesn't involve the hospital; we have already agreed to increased screening and buffering requirements. This concern relates to the desirability of Marshall to other businesses that we would like to attract.

I recommend removing this, and related, references.

4. Action Item 1: *Adopt guidelines and/or regulations that promote context-sensitive residential additions and new construction.*

a. **Concern:** While there is a very involved and passionate group of people who are proponents of decreasing the property rights of property owners, most folks who choose a small, 'non-bedroom' community aren't content to cede their property rights to the community. This was demonstrated rather resoundingly when Marshall citizens soundly defeated historic preservation ordinances twice in the past.

If we really want to attract new residents I strongly believe we are creating a *disincentive* by telling them that "the community" will decide if their choice of porch design or garage will be allowed or, for that matter, if the porch or garage will be allowed at all.

I strongly recommend removing this completely.

5. Action Item 1: *Adopt regulations that require infill development be compatible with the neighborhood's development patterns, where appropriate.*

a. **Concern:** Same as #4

6. Action Item 2: *Adopt design guidelines for infill and historic properties that encourage context-sensitive design.*

a. **Concern:** Same as #4

7. Action Item 6: *Amend the zoning ordinance to require traffic, environmental and fiscal impact evaluations for projects over a certain size or specific type of intensity of land use.*

a. **Concern:** Since this can already be required by the Planning Commission this strikes me as simply another regulation for the sake of regulation. We already have many of those (regulations), and greater regulation is generally not conducive to growing businesses.

I'd propose removing this, and any related items elsewhere in the document.

8. Action Item 3: *Review and amend the Zoning Ordinance, where applicable, to require greater setback, buffering, and other design and operational standards that will serve to negate the impact on area properties and the environment.*

a. **Concern:** This is another example of business-unfriendly increased regulation, and is contrary to the stated purpose of the Master Plan of attracting more businesses. Again, the hospital doesn't really 'have a dog in this fight' because we subjected ourselves to more stringent landscaping requirements already, but I truly believe this will add more weight to the already challenging regulations we require of our new or existing businesses.

I'd propose removing this, and any related items elsewhere in the document.

9. Objective: *Encourage the reuse and rehabilitation of historic buildings consistent with the existing National Historic Landmark District (NHLD).*

a. **Concern:** If this objective simply means "encourage", I think it's a good objective. My concern is that this Objective could easily evolve into "adopt a historic preservation ordinance consistent with SHPO's standards".

Unfortunately, the standard historic preservation ordinance as supported by SHPO is pretty unyielding; it is the ultimate example of governmental usurpation of an individual's property rights short of out and out seizure of personal property. In some ways it is actually more egregious in than seizure because the individual's property rights are taken by the government (ordinance) and given to non-elected members of the community who must be chosen based on their strong bias toward historic preservation, pretty much at any cost.

I know many of the folks who support this kind of ordinance, and know they are smart, good people. While their desire may simply be to support property owners and make it easier to maintain historic structures (which is a good goal), an ordinance does far more than that, and this wording in the Master Plan supports such an ordinance.

Even if those who would be on the committee initially wouldn't mandate that a homeowner spend \$100,000 to fix a falling-down carriage house rather than demolish it, or prohibit someone from

adding a garage, the authority to do so would exist in the ordinance and could easily be exercised by those on the committee 5 years from now, 10 years from now, or at any time in the future.

This kind of ordinance would be a poor business decision for the City, irrespective of one's personal view of the constitutionality or lack thereof regarding such ordinances. And while the Master Plan draft doesn't say "develop and adopt a historic preservation ordinance" the language that is proposed herein very clearly sets the stage for such an exercise in the near future.

At a minimum, I would propose changing the word "encourage" to "consider". Better yet, remove this altogether and simply allow property owners (a) the right to their own property, and (b) access to historic preservation experts to provide advice should the property owner desire to renovate consistent with NHLD/SHPO guidelines.

10. Objective: *Encourage the use of context sensitive design, materials and features in new residential and commercial development.*
  - a. **Concern:** As above with, at a minimum, changing "encourage" to "consider" and, better yet, removing it entirely to be consistent with what the majority of Marshallites have said they want regarding regulation of their property rights.

Finally, there is one area where I have a question and it has to do with "Complete Streets". I'm not familiar with the program or the designation, although the concept sounds intriguing. Many designations in healthcare (e.g. "5 Star Rating") come with a hefty cost. Does Complete Streets have a cost to it, other than the cost of actually creating the sidewalks, bike lanes, etc.? Would we have ongoing obligations for continued compliance that would come at a cost? If so, how do we determine if the return on investment is worth the cost? (BTW ... there's one occurrence of the term "complete streets" on page 57/84 that is not capitalized©)

Thanks for the opportunity to respond to the Master Plan draft. Please let me know if there's anything you'd like me to clarify or if you have any questions.

Ginger Williams

## Natalie Dean

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**From:** Marshall Township <info@marshalltownship.org>  
**Sent:** Thursday, March 26, 2015 11:29 AM  
**To:** Natalie Dean  
**Subject:** Master Plan Update 2015

**FILE COPY**

Hi Natalie,

I just viewed the proposed update and will be making it available to the Township Board and Planning Commission.

I like it. It's thorough and well thought out. I liked that the comments and public input were central to the stated goals. I liked the proposed trees along West Michigan and especially liked proposed walkways and pedestrian and bike access to an area that is now only approachable by automobile. I really like the development of the River area to be housing. The river is largely hidden west of Kalamazoo St. but could make for some lovely views.

Let's hope we can get enough business to come to the Marshall area to make this all happen.

What do you know about the pork packing plant that is going into Coldwater Twp? There was a remark at the local MTA meeting yesterday that the Marshall area had been in the running for that plant. Where in the Marshall area? We hadn't heard about it. I understand that it is Mennonite owned, odorless, and will bring 1500 jobs. We could have used those jobs.

We do not have an April Planning Commission so we should have official comment to the Master Plan Update after our May 5<sup>th</sup> meeting.

Happy Easter to you!

Sue

**Natalie Dean**

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**From:** Lisa Huepenbecker  
**Sent:** Monday, April 27, 2015 2:35 PM  
**To:** Natalie Dean  
**Subject:** FW: City of Marshall - Master Plan

**FILE COPY**

*Lisa Huepenbecker*

Community Services Project Coordinator

**From:** amandareintjes@gmail.com [mailto:amandareintjes@gmail.com] **On Behalf Of** Amanda Reintjes  
**Sent:** Monday, April 27, 2015 2:34 PM  
**To:** Lisa Huepenbecker  
**Cc:** Nancy Finegood  
**Subject:** Re: City of Marshall - Master Plan

Hi Lisa,

Thanks so much for sharing the updated draft Master Plan for Marshall. From what I have read, it is very well done and incorporates historic preservation planning and strategies in many areas.

From the update that you attached, I see in the survey information that "Quality of homes and neighborhoods" was rated the highest out of the available answers, with 215 people feeling that objective was very important. Another highly rated response was "Historic resources, such as historic homes and commercial buildings". In the drafted Master Plan, these goals were taken into consideration and the number one goal is to "Maintain and enhance the unique, historic character of the community". This is excellent! Among the goals and objectives, there are several great suggestions (creation of design guidelines, reuse and rehabilitation of historic buildings). If we can assist with any of those moving forward, please let us know. My only question is in regard to the protection of historic resources not being directly addressed in the Master Plan. Especially given that Marshall has a National Historic Landmark District, it seems like this would be a consideration to approach in some way. What are your thoughts about this? I've included some sample language below of recommendations for inclusion of expanded reference to preservation, protection, and designation within the plan if you feel this is something relevant for Marshall to incorporate.

- ❖ Gather all the documentation you have amassed over the years on historic resources. Organize it and determine whether it still is current. If the survey work is more than ten years old, new surveys should be conducted to update and expand previous efforts.
- ❖ Become familiar with the different kinds of designations (National Register of Historic Places, State Historical Markers, and local historic districts) and the benefits and goals of each.
- ❖ Facilitate discussions between local community group leaders and municipal leaders about historic designations that would best showcase and protect the community's historic resources. Explore the process for listing resources and the different types of designations.

- ❖ Create a priority list of possible local designations. Apply the National Register of Historic Places criteria to evaluate the places you survey. The initial survey could be a windshield survey, carried out by a paid professional or by a volunteer group.
- ❖ Conduct public education sessions for downtown property owners and community members to foster open dialogue, answer questions along the way, and communicate the facts and benefits of historic designations.
- ❖ Develop a plan to manage and update data collected and research conducted on all community historic resources. Design and implement an ongoing system to monitor and track this data, as well as continually identify unrecognized historic assets and district(s).

Kind regards,

Amanda Reintjes

On Fri, Apr 17, 2015 at 11:26 AM, Nancy Finegood <[finegood@mhpnp.org](mailto:finegood@mhpnp.org)> wrote:

Hi Lisa:

It was nice to meet you as well.

Thanks for sending the draft master plan. I will share it with my staff member who includes Marshall in her region. Thanks for the opportunity to comment as well.

Regards,

Nancy

Be sure to watch MHPN's new video:

## **Vacant Not Blighted: Revitalizing Detroit**

Nancy M. Finegood

Executive Director

Michigan Historic Preservation Network

313 East Grand River

Lansing, MI 48906

517-371-8080

Please join the Michigan Historic Preservation Network at [www.mhpn.org](http://www.mhpn.org)

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**From:** Lisa Huepenbecker [mailto:[LHuepenbecker@cityofmarshall.com](mailto:LHuepenbecker@cityofmarshall.com)]

**Sent:** Friday, April 10, 2015 9:40 AM

**To:** Nancy Finegood ([finegood@mhpn.org](mailto:finegood@mhpn.org))

**Subject:** City of Marshall - Master Plan

Good morning, Nancy.

It was great meeting and talking to you yesterday at the Equity Summit. I've attached our Draft Master Plan for the update that we are going through right now. We are formally in the comment period until May 4<sup>th</sup>. I would be very appreciative of any comments you may have on the update. Thank you!

*Lisa Huepenbecker*

Community Services Project Coordinator

City of Marshall - Public Services Building

900 S Marshall Ave

Marshall, MI 49068

(269) 781-3985 x1507

# Marengo Township

14021 23 Mile Road  
Albion, Michigan 49224

269-781-8422

fax 269-781-9862

April 28, 2015

City of Marshall Planning Commission  
c/o Natalie Dean, Director of Community Services  
City of Marshall Public Service Building  
900 S. Marshall  
Marshall, MI 49068

Thank you for allowing us the opportunity to review the City of Marshall proposed new Master Plan. The disc was reviewed by the Marengo Township Supervisor, Clerk and Marengo's Planning Board. The consensus being, that a few items appear to be discrepancies in the identification/color coding of some zoning areas. We are enclosing color copies of our Master Land Use Plan and Zoning Maps to help in aiding clarification for both parties.

A majority of the items appear to be in conflict are on the East Michigan corridor-

South side – is coded Yellow for Residential 1, however our map indicate Medium density Residential, Commercial and Open space. (Kellogg Repair, Marshall Metal Products, Greg Allen Insurance Agency, Hess's Huts, etc.)

North side- coded Purple Transitional, ours-Commercial (Hi-Lite Drive In), Industrial (Asphalt Solutions, Crystal Flash, Trucking terminals, Mains Storage).

The area north of the Hi-Lite Drive In (St. Mary's Cemetery) is coded Yellow/Orange for Residential 2, however our map is indicates Open Space, Green color.

Large area in the vicinity east of the Fair Grounds – indicated Blue for Public/ Semi Public, we show as Medium density Residential.

The southwest side of Homer road from Division Drive is shown as Residential 1, ours is Yellow -Low Density Residential.

As mentioned in your Goals 2 objective B item 2, Goal 6 Objective A Item 3, need collaboration with Marengo Township. We welcome the chance to meet and discuss solutions that would be amiable to the City and the affected owners/residents in Marengo township.

We enjoyed reviewing your plans and hope your vision/s come to fruition to build a bright future for Marshall and the surrounding area.

If there are any questions regarding our comments feel free to contact:

Duane Shrontz, Supervisor, 269-209-7170; Doreen Van Sickle, Clerk, 269-781-8422; or, Mike Flynn, Planning Chair, 269-781-8195

Respectfully Submitted,  
Norbert Freitel, Planning Secretary  
2 attachments-maps

Duane Shrontz  
Supervisor

Doreen VanSickle  
Clerk

Elizabeth Flynn  
Treasurer

David Fountain  
Trustee

Duane Hoffman  
Trustee

# Marengo Township

Calhoun County, Michigan

## Master Land Use Plan

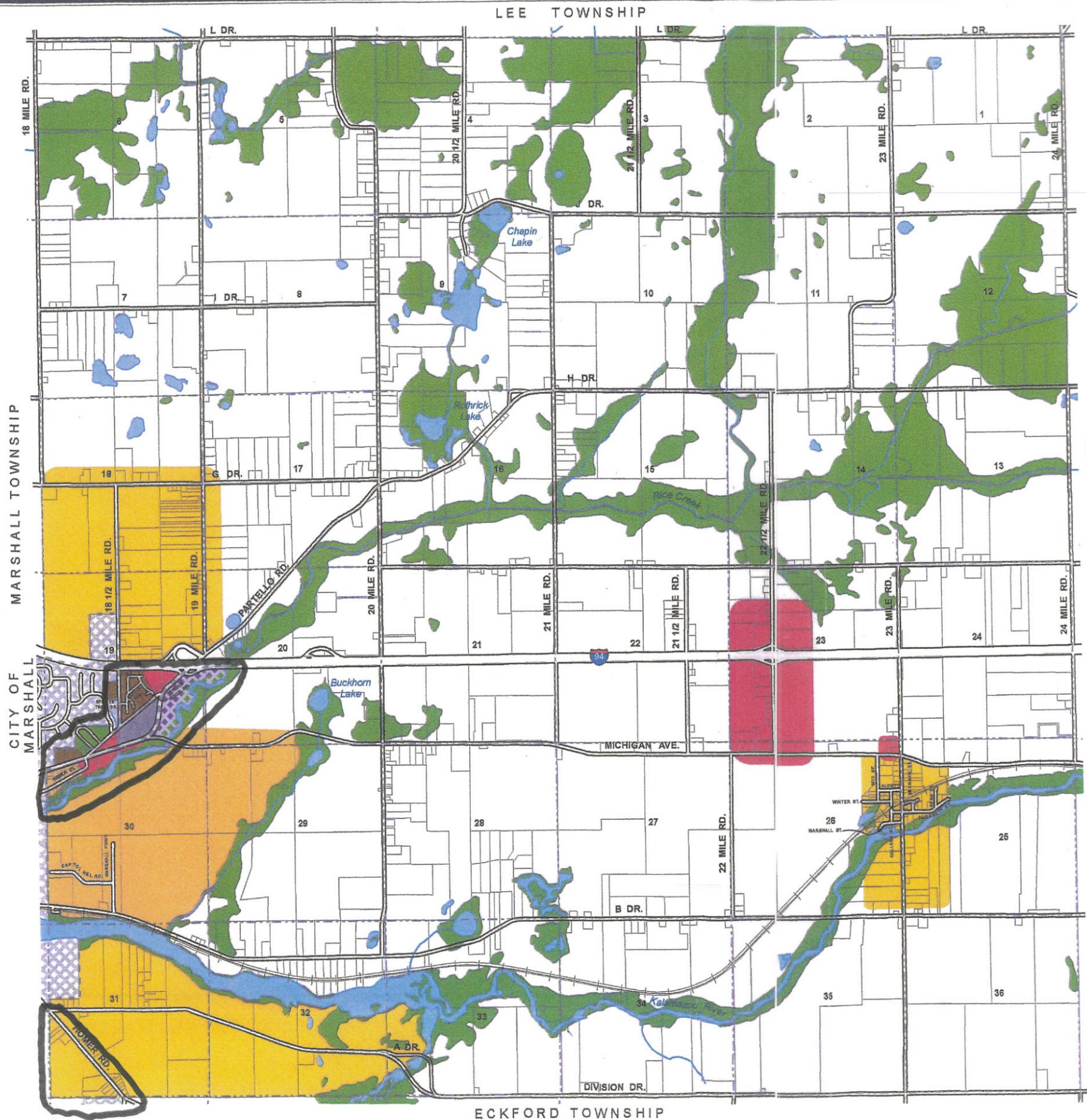


0 3,500 7,000 Ft

Scale: 1" = 3,500'

### LEGEND

- Agricultural
- Low Density Residential
- Medium Density
- High Density Residential
- Commercial
- Industrial
- Open Space
- 425 Agreement



# Zoning Map

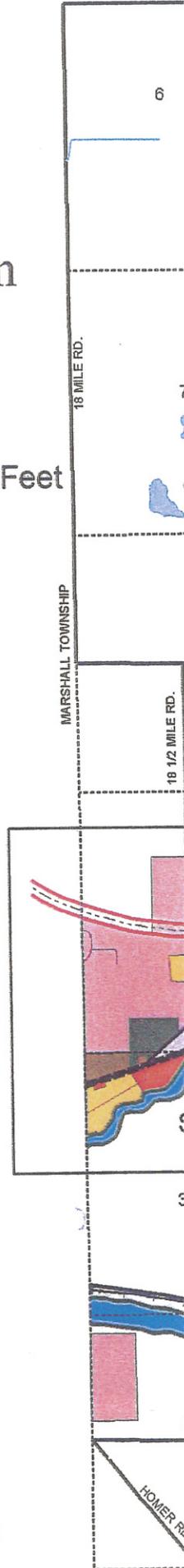
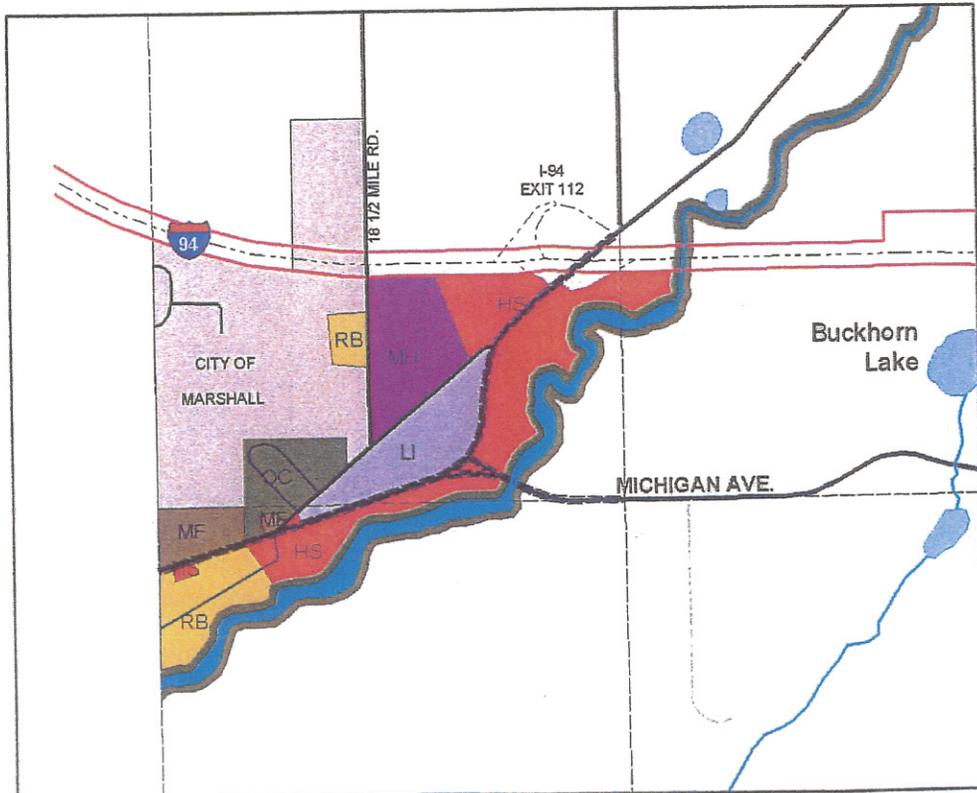
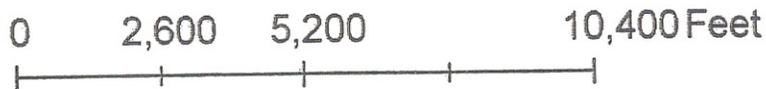
## Marengo Township Calhoun County Michigan

**Legend**

**Roads**

- County Roads
- - - Highway Centerline
- Highway ROW
- Minor Roads
- - - Two Tracks
- Railroad
- - - Section Lines

- Rivers
- Small Rivers
- City of Marshall
- Highway Service Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Park
- Multi Family Residential
- Open Space
- Agricultural
- Agricultural Business



# Code Enforcement Index for April 2015

April 14, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
TERRY II RICHARD	105 CHERRY	Junk Car	04/02/2015	Open	
BAKER JEFFREY L & LOIS L	509 FAIR ST	Trash	04/02/2015	Open	
PENNSYLVANIA LINES LLC	425 S KALAMAZOO #01	Junk Car	04/02/2015	Closed	04/06/2015
FOUNTAIN JEFFREY W & MA	900 N WOODDED LANE	Leaf	04/13/2015	Closed	04/14/2015
BROWN DAVID	107 S FOUNTAIN	Sign	04/06/2015	Closed	04/13/2015
BIGGS DAVID R & KATHERIN	224 KETCHUM	Leaf	04/07/2015	Closed	04/13/2015
BROWN DAVID W & BEEM-B	1003 W MICHIGAN A	Sign	04/06/2015	Closed	04/13/2015
REUSS HEROLD & RETTA	342 S EAGLE	Junk Car	04/02/2015		
PENNSYLVANIA LINES LLC	342 S eagle	Junk Car	04/02/2015		04/06/2015

**Records: 9**

Population: All Records

Enforcement.CodeOfficer = Terry Travis OR

Enforcement.DateFiled Between 4/1/2015 12:00:00 AM AND 4/13/2015 11:59:59 PM OR

Enforcement.DateClosed Between 4/1/2015 12:00:00 AM AND 4/14/2015 11:59:59 PM

# Code Enforcement Index for

April 23, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
BENNETT ALLIE	415 N MARSHALL	Trash	04/22/2015	Open	
WOELL JOHN W & REBECCA	756 WRIGHT LANE	Leaf	04/21/2015	Open	
THORNTON LIVING TRUST	732 WRIGHT LANE	Leaf	04/22/2015	Open	
DARLING MICHEAL E & LYN	728 WRIGHT LN	Leaf	04/21/2015	Open	
MEAD DAVID R & GALE L	120 N FOUNTAIN	Leaf	04/22/2015	Open	
LANGRIDGE KENNETH C	120 W SPRUCE	Trash	04/20/2015	Open	
HUGHES CAROLYN C	532 N KALAMAZOO	Leaf	04/20/2015	Open	
BEUKER CAROL ANN LT	501 N KALAMAZOO	Leaf	04/20/2015	Closed	04/21/2015
PENNSYLVANIA LINES LLC	425 S KALAMAZOO #01	Junk Car	04/02/2015	Closed	04/06/2015
FOUNTAIN JEFFREY W & MA	900 N WOODDED LANE	Leaf	04/13/2015	Closed	04/14/2015
BROWN DAVID	107 S FOUNTAIN	Sign	04/06/2015	Closed	04/13/2015
BIGGS DAVID R & KATHERIN	224 KETCHUM	Leaf	04/07/2015	Closed	04/13/2015
REUSS HEROLD & RETTA	342 S EAGLE	Junk Car	04/02/2015	Closed	04/20/2015
SCHOOK KATHLEEN A	401 N MULBERRY	Property Maint	02/23/2015	Closed	04/21/2015
BURNETT WILLIAM J	828 S KALAMAZOO	Snow	02/18/2015	Closed	04/20/2015
GERBER SETH & SARAH	822 S KALAMAZOO	Snow	02/18/2015	Closed	04/20/2015
BENNETT ALLIE	415 N MARSHALL	Trash	01/05/2015	Closed	04/22/2015
HAGENBARTH JOSEPH M & I	719 N GORDON	No Permit	12/30/2014	Closed	04/22/2015
HILL AKI D	701 W HANOVER	Trash	11/25/2014	Closed	04/22/2015
HARNDEN SCOTT K	401 E MANSION	Junk Car	03/28/2014	Closed	04/22/2015
PENNSYLVANIA LINES LLC	342 S eagle	Junk Car	04/02/2015		04/06/2015

**Records: 21**

Population: All Records

Enforcement.CodeOfficer = Terry Travis OR

Enforcement.DateFiled Between 4/15/2015 12:00:00 AM AND 4/23/2015

11:59:59 PM OR

Enforcement.DateClosed Between 4/15/2015 12:00:00 AM AND

4/23/2015 11:59:59 PM

2015  
CITY VISIONING,  
GOALS, OBJECTIVES  
AND TASKS



Adopted by City Council

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## **CITY GUIDING PRINCIPLES, GOALS & OBJECTIVES**

On February 20 and 21, 2015 the Mayor, Members of the City Council, City Manager and senior staff met to discuss and identify a strategic vision and direction for the City of Marshall. More specifically, the participants created a “vision tour” for the City, major goals and objectives and actions to be taken in the first year of this five year plan.

The following document reflects the essential elements of this two day discussion.

### **VISION 2020: THE CITY OF MARSHALL MICHIGAN**

#### **VISION 2020: THE CITY OF MARSHALL MICHIGAN**

*A visitor to the City of Marshall in 2020 will be shown the following: (no order of priority)*

- *Beautification of West Michigan Avenue corridor*
  - *Pedestrian friendly*
  - *Enhancement of property appearance*
  - *Conversion of overhead line to underground*
- *Vibrant downtown*
  - *Increased residential units*
  - *More retail business*
  - *Fully occupied 2<sup>nd</sup> and 3<sup>rd</sup> floors*
  - *Unified shopping hours*
- *Fiber to the Premise*
  - *High speed internet*
- *Increased Industrial Park occupancy*
- *More senior living opportunities*
- *Higher education facility*
- *Diverse housing options*
- *Variety of employment opportunities*
- *Balance demographics*
- *City-wide non-motorized amenities*

- *Family oriented parks*
  - *Expanded evening and weekend activities*
  - *Safe and healthy environment*
  - *Well maintained and expanded Riverwalk*
  - *Sustainable dog park*
  - *Creative redevelopment of vacant commercial and industrial property*
  - *Viable community solar field*
  - *Quality community hospital*
  - *Top-rated public school system*
  - *Self-sustaining airport*
- 

## **MAJOR GOAL AREAS**

*In order to fulfill the Vision for 2020 the City of Marshall will focus on the following major goal areas:*

### **I. ECONOMIC DEVELOPMENT**

### **II. QUALITY OF LIFE**

### **III. HOUSING DEVELOPMENT**

### **IV. INFRASTRUCTURE**

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## **GOAL AREA I. ECONOMIC DEVELOPMENT**

### **Goal Statement:**

Sustain and intensity the economic vitality of the Marshall area.

### **Objectives:**

- *Vibrant downtown*
    - *Increased residential units*
    - *More retail business*
    - *Fully occupied 2<sup>nd</sup> and 3<sup>rd</sup> floors*
    - *Unified shopping hours*
  - *Fiber to the Premise*
    - *High speed internet*
  - *Increased Industrial Park occupancy*
  - *Higher education facility*
  - *Variety of employment opportunities*
  - *Creative redevelopment of vacant commercial and industrial property*
  - *Viable community solar field*
  - *Quality community hospital*
-

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## **GOAL AREA II. QUALITY OF LIFE**

### **Goal Statement:**

To achieve and sustain a concentrated effort to promote a vibrant community atmosphere in the Marshall area.

### **Objectives:**

- *Beautification of West Michigan Avenue corridor*
    - *Pedestrian friendly*
    - *Enhancement of property appearance*
    - *Conversion of overhead line to underground*
  - *Vibrant downtown*
    - *Increased residential units*
    - *More retail business*
    - *Fully occupied 2<sup>nd</sup> and 3<sup>rd</sup> floors*
    - *Unified shopping hours*
  - *Fiber to the Premise*
    - *High speed internet*
  - *More senior living opportunities*
  - *Higher education facility*
  - *Diverse housing options*
  - *Balance demographics*
  - *City-wide non-motorized amenities*
  - *Family oriented parks*
  - *Expanded evening and weekend activities*
  - *Safe and healthy environment*
  - *Well maintained and expanded Riverwalk*
  - *Sustainable dog park*
  - *Quality community hospital*
  - *Top-rated public school system*
-

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## **GOAL AREA III. HOUSING DEVELOPMENT**

### **Goal Statement:**

Provide for progressive, diverse and unique housing opportunities.

### **Objectives:**

- *Vibrant downtown*
    - *Increased residential units*
    - *Fully occupied 2<sup>nd</sup> and 3<sup>rd</sup> floors*
  - *Fiber to the Premise*
    - *High speed internet*
  - *More senior living opportunities*
  - *Diverse housing options*
  - *Safe and healthy environment*
  - *Creative redevelopment of vacant commercial and industrial property*
-

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## **GOAL AREA IV – INFRASTRUCTURE**

### **Goal Statement:**

Preserve, rehabilitate, maintain and expand city infrastructure and assets.

### **Objectives:**

- *Beautification of West Michigan Avenue corridor*
    - *Pedestrian friendly*
    - *Conversion of overhead line to underground*
  - *Fiber to the Premise*
    - *High speed internet*
  - *City-wide non-motorized amenities*
  - *Family oriented parks*
  - *Safe and healthy environment*
  - *Well maintained and expanded Riverwalk*
  - *Sustainable dog park*
  - *Viable community solar field*
  - *Self-sustaining airport*
-