

**AGENDA**  
**CITY OF MARSHALL PLANNING COMMISSION**  
City Hall-Council Chambers-323 W. Michigan Ave., Marshall, MI  
Wednesday – September 16, 2015 – 5:00 p.m. & 7:00 p.m.

**\*Special presentation by Clearzoning on Draft Zoning/Sign Ordinance.  
City Hall Training Room, 5:00 p.m.**

**CALL TO ORDER**

**ROLL CALL**

**CONSIDERATION OF MINUTES**

Regular meeting minutes from August 12, 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. Discuss changes to Draft Zoning/Sign Ordinance with Clearzoning.
2. Set Public Hearing for October 14, 2015 on Draft Zoning/Sign Ordinance
3. Presentation by the Peter Allen group on Feasibility Study for 112 N. Eagle Street

**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

**ADJOURN**

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
WEDNESDAY, August 12, 2015**

In a regular meeting session, Wednesday, August 12, 2015 at 7:01 p.m. at City Hall, Training Room, 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, Collins, Meservey, Rodgers, and Council Liaison Miller

Members Absent: Commissioners Mankerian, McNiff, and Zuck.

Staff Present: Natalie Dean, Director of Community Services

**MINUTES**

**MOTION** by Banfield, supported by Burke-Smith, to accept the minutes of the July 8, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

**AGENDA**

**MOTION** by Collins, supported by Burke-Smith, to accept the agenda for the August 12, 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

**AUDIENCE PARTICIPATION**

None

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

Discuss and consider approval of site plan #SP15.04 for County Storage Building at 318 S. Grand Street.

**MOTION** by Banfield, supported by Meservey, to discuss and consider approval of site plan #SP15.04 for County Storage Building at 318 S. Grand Street, contingent upon approval by City Council on rezoning the lot to Public/Semi-Public.

Liaison Miller inquired as to whether the county has made progress in removing disabled vehicles in the parking lot.

Richard Lindsay, Calhoun County representative, confirmed that the vehicles will be removed and sent to auction.

Staff explained that due to the nature of the project being a storage building, the landscaping requirement was waived. The current landscaping has been found to be adequate in regards to screening. Calhoun County acquired the services of a professional landscaping architect and it was determined that the maturity and health of the existing trees were sufficient.

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

Discuss and consider approval of site plan #SP15.06 for additions and additional parking at Marshall Excelsior, 1506 George Brown Drive.

**MOTION** by Burke-Smith, supported by Collins, to discuss and consider approval of site plan #SP15.06 for additions and additional parking at Marshall Excelsior, 1506 George Brown Drive.

**MOTION** by Burke-smith, supported by Meservey, 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 Rodgers, to allow Commissioner Banfield to return. On a voice vote; **MOTION CARRIED.**

## **OLD BUSINESS**

None

## **PUBLIC COMMENTS**

None

## **REPORTS**

Liaison Miller discussed recent damages to the Dreamer's Furniture building at 112 N. Eagle St. Staff noted that the owner of the building is currently working with the insurance company and intends to rehabilitate the building.

Meservey reported the Farmer's Market is averaging over 1,000 visitors each weekend. They will be holding a Recognition day on August 16<sup>th</sup> in honor of sponsors and volunteers of the Farmer's Market.

Banfield discussed an issue with the designated smoking area on Oaklawn hospital's campus, which conflicts with Oaklawn's agreement that the campus would be smoke free.

Burke-Smith commented on the new pedestrian-friendly traffic crosses that were installed around the fountain and downtown on Michigan Ave.

Rogers reported that the Jam for the Cure event, held on August 8, 2015 at Stuart's Landing, was well-attended and raised over \$7,000. Rogers commented that he would like to see Stuart's Landing utilized for more events in the future.

Davis commented that the previously-owned State Farm property is up for auction. Commissioners discussed potential future uses for the property.

Staff reminded commissioners that there will be a community open house to introduce the new zoning ordinance on September 16<sup>th</sup>, 2015 at 5 PM with the regular Planning Commission meeting to follow immediately after.

## **ADJOURN**

The Planning Commission adjourned at 7:47 pm.

Submitted by,

*Elizabeth Renaud*

**Report To:** Chairman Davis and Planning Commission Members  
**From:** Natalie Dean, Director of Community Services  
**Re:** Zoning/Sign Ordinance Draft presentation and Presentation on Feasibility Study for 112 N. Eagle Street  
**Date:** September 16, 2015

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Our consultants, Clearzoning, have been working on the draft for the Zoning & Sign Ordinance. Although a copy is not available to provide with the packets, each commissioner will receive the draft in an email as soon as staff has received one. On September 16<sup>th</sup>, Planning Commission will:

- Meet in downstairs training room at City Hall at 5pm for a presentation of the new ordinance draft.
- Meet in Council Chambers upstairs at City Hall at 7pm for continued discussion of the ordinance and to set a public hearing.

Following this, the group from Ann Arbor, provided through the RRC, will give a presentation on their findings of feasibility at 112 N. Eagle. The owner of this property is still awaiting word from the insurance company to see if they will cover the damages to the building. The feasibility study will be aimed at a complete rebuild on the property.

# Code Enforcement Index for August 2015

September 01, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
CHANEY FAMILY REVOCAB	316 E HANOVER	Grass	08/24/2015	Open	
CHANEY FAMILY REVOCAB	316 E HANOVER	Junk Car	08/24/2015	Open	
MORRISON JEFFREY & JANIC	1206 COMSTOCK DR	Property Maint	08/20/2015	Open	
AYERS RUSSELL	608 W MICHIGAN	Parking	08/20/2015	Open	
LIBBRECHT TERRI L	537 EAST DRIVE	Junk Car	08/19/2015	Open	
TAYLOR RICHARD L & VICK	723 RIVER RD	Junk Car	08/19/2015	Open	
HOWARD TASHA	719 RIVER RD	Junk Car	08/18/2015	Open	
DAVIS KIMBERLY	875 E MICHIGAN #13	Trash	08/12/2015	Open	
SMITH JR LEONARD W. & ET	114 PEARL	Junk Car	08/12/2015	Open	
WEAKLEY D A & J P & SEBRI	1068 S KALAMAZOO	Junk Car	08/11/2015	Open	
BERRY JUDITH B	714 W MANSION	Grass	08/10/2015	Open	
WEEKS DANA	508 WASHINGTON	Grass	08/04/2015	Open	
RUDDOCK CHERRYL A	741 MONTGOMERY	Junk Car	08/03/2015	Open	
BRUGGEMAN JOHN	331 E HUGHES	Property Maint	07/29/2015	Open	
LEHMANN GERALD D & CAR	314 DIVISION	Property Maint	06/24/2015	Open	
LAFOUNTAIN MARY J L/T	211 FOREST	Property Maint	06/18/2015	Open	
HAZEL FLOYD W & ETHEL	611 RIVER RD	Property Maint	06/09/2015	Open	
FAZEKAS BRIAN	323 CIRCLE DR	Grass	08/24/2015	Closed	08/31/2015
STREETER KENNETH R & DA	728 E PROSPECT	Brush	08/24/2015	Closed	08/31/2015
FUELLING DANE W & KRIST	523 W MANSION	Brush	08/19/2015	Closed	08/20/2015
SWALWELL APRIL	203 FOREST	Junk Car	08/19/2015	Closed	08/31/2015
BROWN DAVID W & BEEM-B	306 DIVISION	Property Maint	08/18/2015	Closed	08/24/2015
SLUSARSKI JOSEPH P	1003 JONES ST	Parking	08/12/2015	Closed	08/24/2015
MCALLISTER DARCI E	212 S KALAMAZOO	Parking	08/12/2015	Closed	08/17/2015
DAMRON KIMELA LYNN	902 JONES ST	Junk Car	08/11/2015	Closed	08/17/2015
BEGG JEFFREY A	136 W HUGHES	Parking	08/11/2015	Closed	08/17/2015
BUCHANAN-MILLER ISABEL	702 CLINTON	Grass	08/10/2015	Closed	08/17/2015
ALLEN CHARLES E & LISA M	529 HILL ROAD CT	Grass	08/05/2015	Closed	08/17/2015
PERDUE JANET L ESTATE	511 EAST DRIVE	Parking	08/05/2015	Closed	08/20/2015
CONANT BRIAN S & ROSE M	315 FERGUSON	Junk Car	08/04/2015	Closed	08/06/2015

# Code Enforcement Index for August 2015

September 01, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
QUADA FRED J	318 EAST DRIVE	Brush	08/03/2015	Closed	08/04/2015
MONTOGMERY JOE BUILDEI	1209 COLGROVE DR	Grass	07/22/2015	Closed	08/03/2015
KELSEY AMANDA	327 N MARSHALL	Trash	07/29/2015	Closed	08/17/2015
BRUGGEMAN JOHN	331 E HUGHES	Junk Car	07/29/2015	Closed	08/10/2015
SCHAEFER SANDRA K	343 N MARSHALL	Grass	07/29/2015	Closed	08/12/2015
AMARO RICKEY L & SHARO	623 RIVER RD	Junk Car	07/29/2015	Closed	08/20/2015
HILL AKI D	701 W HANOVER	Grass	07/28/2015	Closed	08/17/2015
WM. R. DURR TRUST I	121 GREENFIELD	Junk Car	07/27/2015	Closed	08/10/2015
KIMMEL JOHN & MINARD B/	824 W GREEN	Junk Car	07/27/2015	Closed	08/17/2015
STULBERG MORRIS L/T	INDUSTRIAL ROAD	Grass	07/27/2015	Closed	07/28/2015
TEBBEN LAND & CATTLE LL	425 MITCHELL	Brush	07/23/2015	Closed	08/10/2015
REWA DONNETTIE	423 MITCHELL	Parking	07/23/2015	Closed	07/28/2015
STAR PROPERTIES OF MARS	120 S PARKVIEW	Junk Car	07/22/2015	Closed	08/03/2015
PURUCKER BILLY L & MARC	528 WASHINGTON	Parking	07/21/2015	Closed	08/10/2015
BONHAM FAWN	423 S MULBERRY	Trash	07/16/2015	Closed	08/17/2015
HOWE KARLA	728 W HANOVER	Parking	07/16/2015	Closed	08/12/2015
KORRECK MARIE DIANN	526 WASHINGTON	Trash	07/16/2015	Closed	08/18/2015
RIEGLE DANIEL	518 WASHINGTON	Parking	07/16/2015	Closed	08/10/2015
HARNDEN SCOTT K	401 E MANSION	Junk Car	07/15/2015	Closed	08/10/2015
GERBER SETH & SARAH	822 S KALAMAZOO	Health	07/13/2015	Closed	08/20/2015
PERTSHIRE INVESTMENTS	322 S EAGLE	Grass	07/09/2015	Closed	07/13/2015
FLOWERS MATTHEW	505 EAST DRIVE	Brush	07/09/2015	Closed	07/20/2015
ROCCO LEROY E	415 S MULBERRY	Brush	07/09/2015	Closed	07/22/2015
MISENAR FRANKLIN	420 S MULBERRY	Trash	07/06/2015	Closed	07/22/2015
CRUZ MICHELLE E	610 ALLCOTT	Trash	06/30/2015	Closed	07/06/2015
CASAREZ, RAMONA	424 S MULBERRY	Junk Car	06/23/2015	Closed	07/13/2015
FAZEKAS BRIAN	347 N LINDEN	Brush	06/22/2015	Closed	07/06/2015
GOODWILL INDUSTRIES OF (	842 W MICHIGAN	Grass	06/22/2015	Closed	07/06/2015
LAWHEAD MAX R	331 MITCHELL	Junk Car	06/19/2015	Closed	06/23/2015
HAKES CYNTHIA J	131 HART	Brush	06/19/2015	Closed	07/06/2015

# Code Enforcement Index for August 2015

September 01, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
MISENAR FRANKLIN	420 S MULBERRY	Parking	06/18/2015	Closed	07/06/2015
BOLEY FRANK E & SUSAN M	1240 S KALAMAZOO	Grass	06/18/2015	Closed	07/15/2015
WILSON MARY L	428 MONROE	Brush	06/18/2015	Closed	07/06/2015
ELKINS ERNEST E JR	411 W GREEN	Grass	06/17/2015	Closed	07/06/2015
CUBBON SHARON R	1016 S KALAMAZOO	Grass	06/17/2015	Closed	06/30/2015
SHIPPELL LENA E LIVING TR	823 S KALAMAZOO	Brush	06/17/2015	Closed	06/30/2015
HERRERA OSCAR & LUS	728 CLINTON	Grass	06/17/2015	Closed	06/22/2015
ARIZMENDI AUSTREBERIO	612 CLINTON	Brush	06/17/2015	Closed	06/29/2015
PRYOR BRENT A & ASHLEY I	616 CLINTON	Leaf	06/17/2015	Closed	06/29/2015
GONSALEZ MANUEL & ROSE	710 CLINTON	Brush	06/17/2015	Closed	08/17/2015
CHARLIE'S GRILL & BBQ LLC	924 W HANOVER	Junk Car	06/15/2015	Closed	06/29/2015
FLAGSTAR BANK FSB	744 E MICHIGAN	Brush	06/15/2015	Closed	07/06/2015
LANE EVAN & PAULA	129 W HUGHES	Grass	06/09/2015	Closed	06/16/2015
MAZZULLA JASON	306 S KALAMAZOO	Brush	06/09/2015	Closed	06/16/2015
SPEAR JOSHUA R	532 CLINTON	Brush	06/09/2015	Closed	06/22/2015
BISEL EARL F & EMMA J	331 S HAMILTON	Property Maint	06/09/2015	Closed	08/12/2015
BENNETT ALLIE	415 N MARSHALL	Grass	06/08/2015	Closed	06/16/2015
ZAHARION DIANE E	407 N MADISON	Grass	06/08/2015	Closed	06/29/2015
CALHOUN COUNTY TREASURY	527 CLINTON	Brush	06/05/2015	Closed	06/22/2015
EMBRY NATALIA	508 RAYMOND	Trash	06/05/2015	Closed	07/29/2015
EATON- SANDRA M	502 UNION	Junk Car	06/04/2015	Closed	08/24/2015
BATTLE CREEK AREA HABITAT	907 VERONA RD	Grass	06/04/2015	Closed	08/10/2015
PARKS MATTHEW D & MICH	1038 LOWE DR	Poultry/Ducks	06/04/2015	Closed	06/15/2015
HIETIKKO BRYAN J	416 S MARSHALL	Grass	06/03/2015	Closed	06/22/2015
T G MARSHALL L.L.C.	861 E MICHIGAN	Grass	06/03/2015	Closed	08/10/2015
RL INVESTMENTS LLC	112 S FOUNTAIN	Junk Car	06/03/2015	Closed	08/03/2015
ALLMAN PARTNERS I LLC	VACANT PRATT PARK	Grass	06/03/2015	Closed	06/15/2015
BRUGGEMAN JOHN W & LENA	301 S HAMILTON	Brush	06/02/2015	Closed	06/15/2015
STULBERG MORRIS	INDUSTRIAL ROAD	Grass	06/02/2015	Closed	06/05/2015
TEAR JOHN A & LAURIE A	N FOUNTAIN	Grass	06/01/2015	Closed	06/15/2015

# Code Enforcement Index for August 2015

September 01, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
NISWANDER CHARLES	201 N FOUNTAIN	Grass	06/01/2015	Closed	06/29/2015
CLIFTON JERRY D & ANITA I	401 W GREEN	Sign	06/01/2015	Closed	06/01/2015
STULBERG MORRIS	SYCAMORE	Grass	05/28/2015	Closed	06/05/2015
MAINS JERRY & JOANNE	108 N FOUNTAIN	Grass	05/28/2015	Closed	06/03/2015
NOBBS WILLIAM & ARLINE	108 GREENFIELD	Grass	05/28/2015	Closed	06/03/2015
ANDERSON DANIEL J & JANI	405 E MANSION	Tree	05/26/2015	Closed	06/01/2015
CLIFTON JERRY D & ANITA I	401 W GREEN	Sign	05/26/2015	Closed	05/28/2015
JONES BRYAN W & MARY B	572 N MADISON	Grass	05/22/2015	Closed	06/22/2015
ADMIRAL PETROLEUM CO #	735 W MICHIGAN	Grass	05/22/2015	Closed	05/27/2015
FOLK OIL CO INC	905 W MICHIGAN	Sign	05/21/2015	Closed	05/27/2015
WEEKS DANA	508 WASHINGTON	Grass	05/21/2015	Closed	06/15/2015
SMITH CHARLES L & LENOR	847 E GREEN	Trash	05/19/2015	Closed	06/02/2015
KILBOURN KENNETH	320 N MARSHALL	Grass	05/19/2015	Closed	05/26/2015
GISH JEFFERY & LAURY/GIS	741 GORHAM	Grass	05/18/2015	Closed	05/20/2015
SAYLOR ROBERT M	734 E GREEN	Trash	05/12/2015	Closed	08/12/2015
MASON DALE J & KATHLEEN	123 W PROSPECT	Sign	05/11/2015	Closed	05/12/2015
RODGERS BETTY L & RODGE	143 CIRCLE DR	Health	05/07/2015	Closed	06/09/2015
MORENO FAUSTINO	109 N FOUNTAIN	Property Maint	05/06/2015	Closed	06/02/2015
BRUGGEMAN JOHN	302 S SYCAMORE	Property Maint	05/05/2015	Closed	06/08/2015
BRUGGEMAN JOHN	111 N LINDEN	Safety	05/04/2015	Closed	06/09/2015
BENNETT ALLIE	415 N MARSHALL	Trash	04/22/2015	Closed	05/06/2015
WOELL JOHN W & REBECCA	756 WRIGHT LANE	Leaf	04/21/2015	Closed	05/04/2015
THORNTON LIVING TRUST	732 WRIGHT LANE	Leaf	04/22/2015	Closed	05/04/2015
DARLING MICHEAL E & LYN	728 WRIGHT LN	Leaf	04/21/2015	Closed	05/04/2015
MEAD DAVID R & GALE L	120 N FOUNTAIN	Leaf	04/22/2015	Closed	05/28/2015
LANGRIDGE KENNETH C	120 W SPRUCE	Trash	04/20/2015	Closed	05/13/2015
HUGHES CAROLYN C	532 N KALAMAZOO	Leaf	04/20/2015	Closed	05/11/2015
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

# Code Enforcement Index for August 2015

September 01, 2015

Property Owner	Address	Category	Date Filed	Status	Date Closed
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
CUBBON KAREN R L/T	501 BIRCH	Parking	02/23/2015	Closed	05/27/2015
MERRINGER ANTHONY	344 N MULBERRY	Property Maint	02/23/2015	Closed	06/16/2015
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
LIBBRECHT TERRI L	537 EAST DRIVE	Property Maint	01/08/2015	Closed	08/19/2015
HARNDEN SCOTT K	401 E MANSION	Property Maint	12/01/2014	Closed	05/04/2015
RUDDOCK CHERRYL A	741 MONTGOMERY	Trash	07/28/2014	Closed	07/13/2015
PENNSYLVANIA LINES LLC	342 S eagle	Junk Car	04/02/2015		04/06/2015

**Records: 131**

Population: All Records

Enforcement.CodeOfficer = Terry Travis OR

Enforcement.DateFiled Between 8/1/2015 12:00:00 AM AND 8/31/2015  
11:59:59 PM OR

Enforcement.DateClosed Between 8/1/2015 12:00:00 AM AND 8/31/2015  
11:59:59 PM