

MINUTES
MARSHALL CITY TOWNSHIP JOINT PLANNING COMMISSION
Regular Meeting Tuesday, November 17, 2015

In a regular meeting session, Tuesday, November 17th, 2015 at 7:01 PM at City Hall Council Chambers, 323 W. Michigan Ave., Marshall, MI, the Joint Planning Commission was called to order by Vice-Chair Banfield.

ROLL CALL

Members Present: Vice-Chair Banfield, Commissioners Burke-Smith, Gresly, Lyng, and Riggs.

Members Absent: Chair Davis, Commissioners Meservey and Kiessling.

Staff Present: Natalie Dean, Director of Community Services, City of Marshall and Susan George, Zoning Administrator, Marshall Township.

MINUTES

MOTION by Lyng, supported by Burke-Smith, to accept the minutes of the December 17, 2013 regular meeting as submitted. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Lyng, supported by Burke-Smith, to accept the agenda of the November 17, 2015 regular meeting amended to include an election of officers. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Receive and consider approval for #JPCSP15.01- Site Plan for Spartan Nash Fuel Station at 15975 W. Michigan Ave.

(official)

Staff reported that Spartan Nash has been working with the City over the past few months to develop the site plan for a fuel station at 15975 W. Michigan Ave. She stated that the property was zoned as Commercial Service (CS) in Marshall Township and that it enters the City as Regional Commercial (B-4). Staff explained that a sidewalk was proposed along the W. Michigan Ave side of the fuel station due to there being City utilities along the West Drive N. side. Staff reported that the setbacks have been met, that both driveways of the fuel station are interior, and that there will be four double-sided fuel pumps.

John Walsh, civil engineer from Paradigm Design and presenting on behalf of Spartan Nash, introduced the project and the landscape plan for the site. Walsh explained that they meet the current setbacks of the parking lot and that they would be adding some greenspace on the west side of the station. He explained that the convenience store attached to the fuel station would be without a drive-thru and that the utility usage of the station would be minimal. Walsh stated that the double-walled, fiberglass fuel tanks would sit underground and run directly to the pumps. He explained that the fluid between tanks is monitored and has automatic-leak detection.

MOTION by Burke-Smith, supported by Lyng, to receive and consider approval for #JPCSP15.01-Site Plan for Spartan Nash Fuel Station at 15975 W. Michigan Ave. On a voice vote; **MOTION CARRIED.**

Commissioners expressed concern about traffic navigating through the proposed west exit that runs parallel to the existing Taco Bell. It was explained that the driveway currently on site exits to the north, towards the Family Fare store. Commissioners noted that there are currently three entrances in the mentioned intersection, and adding a fourth would create a hectic traffic pattern.

Walsh explained that the design team and engineers looked at different, potential traffic patterns while creating the site plan. Walsh reported that it was designed the current way to allow for the largest line of sight for vehicles exiting the fuel station making a left turn.

Commissioners and Walsh then discussed a “U”-shaped driveway with a north entrance that would exit into the parking lot of Family Fare as being a potential option. He commented that it would require a decent cost to make this change in the engineering and design, but that it would not be a substantial lost. However, Walsh maintained the opinion that the original design brought to the board was the best option for the site.

Commissioners commented that there would not be a lot of room for snow storage if the proposed site plan passed. They also expressed concern that the snow plowed onto the sidewalk from Michigan Ave would be a problem during months with heavy snow.

MOTION by Gresly, supported by Lyng, to approve site plan #JPCSP15.01- Site Plan for Spartan Nash Fuel Station at 15975 W. Michigan Ave as presented.

(official)

MOTION AMENDED by Burke Smith, supported by Riggs, to approve site plan #JPCSP15.01-Site Plan for Spartan Nash Fuel Station at 15975 W. Michigan with the following condition:

- Eliminate west entrance drive and create north entrance drive.

MOTION AMENDMENT WITHDRAWN by Burke Smith.

MOTION RESTATED: **MOTION** by Gresly, supported by Lyng, to approve site plan #JPCSP15.01-Site Plan for Spartan Nash Fuel Station at 15975 W. Michigan Ave as presented.

On a roll-call vote-ayes: Lyng; nays: Gresly, Riggs, Banfield, Burke-Smith. **MOTION DENIED.**

Set public hearing for #JPCRZ15.01- “Udell Property” for December 15, 2015 to be rezoned from the township zoning of Open Space to the City zoning of I-1 Research and Technical District.

MOTION by Lyng, supported by Gresly, to set public hearing for #JPCRZ15.01- “Udell Property” for December 15, 2015 to be rezoned from the township zoning of Open Space to the City zoning of I-1 Research and Technical District. On a voice vote; **MOTION CARRIED.**

Approve 2016 JPC Meeting Dates

MOTION by Burke-Smith, supported by Lyng to approve the 2016 JPC Meeting dates as submitted. On a voice vote; **MOTION CARRIED.**

Elect officers for Joint Planning Commission

MOTION by Gresly, supported by Burke-Smith to elect Commissioner Banfield to Chair. On a voice vote; **MOTION CARRIED.**

MOTION by Riggs, supported by Burke-Smith to elect Commissioner Lyng to Vice-Chair. On a voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS

None

ADJOURN

The Joint Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

Elizabeth Renaud
