

MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, January 13, 2016

In a regular meeting session, Wednesday, January 13, 2016 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 Chair Banfield.

ROLL CALL

Members Present: Commissioners Banfield, Burke-Smith, Collins, Davis, Dyer, Meservey, Rodgers, and Zuck (7:42 PM).

Members Absent: Commissioners McNiff and Council Liaison Miller.

Staff Present: Natalie Dean, Assistant City Manager/Director

MINUTES

MOTION by Davis, supported by Collins, to accept the minutes of the December 9 2015 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

MOTION by Rodgers, supported by Davis, to accept the minutes of the January 7 2016 work session as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Davis, supported by Collins, to accept the amended agenda for the January 13, 2016 regular meeting amended to remove "Consider recommendation to City Council on Draft Zoning/Sign Ordinance" and to add "Set Public Hearing for February 10, 2016 on Draft Zoning/Sign Ordinance." On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

Public Hearing for Zoning Amendment #RZ15.02 "Udell Property" to change from Fredonia Township Zoning of Agricultural to City Zoning of I-1 Research and Technical District.

Public Hearing Open

No public comments were made.

Public Hearing Closed

Public Hearing on Planning Commission Draft Capital Improvements Plan 2016-2022.

Public Hearing Open

No public comments were made.

Public Hearing Closed

NEW BUSINESS

Recommendation for Zoning Amendment #RZ15.02 for “Udell Property” to change from Fredonia Township Zoning of Agricultural to City Zoning of I-1 Research and Technical District.

MOTION by Dyer, supported by Collins, to pass recommendation for Zoning Amendment #RZ15.02 for “Udell Property” to change from Fredonia Township Zoning of Agricultural to City Zoning of I-1 Research and Technical District.

Staff explained that when the City purchased the property in 2011, it was divided between two townships. The southern half was previously located in Fredonia Township and the northern half was located in Marshall Township. Staff reported that the City purchased the property with the idea of using it as an extension to the existing industrial park; however, there are no active purchasers or plans for infrastructure at this time.

Commissioners discussed whether the “Udell Property” should be a typical rezoning or an original zoning designation, given that the property is an annexed piece of land.

Using the Rezoning Criteria Worksheet, the board cited the following items pertaining to this property:

- The proposed zoning district is more appropriate than any other zoning district, or more appropriate than adding the desired use as a special land use in the existing zoning district. **Commissioners commented that this criteria does not suggest that a rezoning of I-1 Research and Technical District would be inappropriate.**
- The property cannot be reasonably used as zoned. **Commissioners noted that although the property could be used agriculturally, it may not be practical or beneficial due to the property being adjacent to the airport and other industrial uses.**

- The proposed zone change is supported by and consistent with the goals, policies, and future land use map of the adopted city master plan. If conditions have changed since the plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered. **Commissioners discussed that the land is master planned as half residential and half industrial, making the proposed zone change supported by and consistent with the city master plan.**
- The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning it terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community. **Commissioners discussed that the proposed zone designation is compatible with the established land use pattern. Commissioners commented that the proposed zone change is compatible with northern and western boundaries and sufficiently distant from residential area surrounding Stuart Lake.**
- All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological and other environmental features. **Commissioners agreed that the potential uses allowed in the proposed zoning district are compatible with the aforementioned features.**
- The change would not severely impact traffic, public facilities, utilities, and the natural characteristic of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the city. **Commissioners discussed that utilities would be affected in that more power would be needed in the area of the proposed zone designation to accommodate for the uses in I-1 Research and Technical District.**
- The rezoning would constitute and create an isolated and unplanned district contrary to the city master plan which may grant a special privilege to one landowner not available to others. **Commissioners reported that the zone designation would not create an isolated and unplanned district.**
- The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations. **Commissioners discussed that the change of present district boundaries is, in fact, consistent in relation to existing uses.**

- There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning. **Commissioners noted that this criterion does not apply.**
- Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district. **Commissioners discussed that there are other adequate sites to accommodate the proposed uses that are permitted in the zoning district.**

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

Consider recommendation to City Council on Planning Commission Draft Capital Improvements Plan 2016-2022.

MOTION by Dyer, supported by Burke-Smith, to consider recommendation to City Council on Planning Commission Draft Capital Improvements Plan 2016-2022.

Commissioners voiced concern about the substation affecting the appearance of the city's gateway.

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

Set Public Hearing for February 10, 2016 on Draft Zoning/Sign Ordinance.

MOTION by Dyer, supported by Meservey, to set Public Hearing for February 10, 2016 on Draft Zoning/Sign Ordinance. On a voice vote; **MOTION CARRIED.**

Consider approval of the Planning Commission, Zoning Board of Appeals and Joint Planning Commission Annual Report 2015.

MOTION by Dyer, supported by Davis, to consider approval of the Planning Commission, Zoning Board of Appeals and Joint Planning Commission Annual Report 2015. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

None

PUBLIC COMMENTS

None

REPORTS

None

ADJOURN

The Planning Commission adjourned at 7:50 pm.

Submitted by,

Elizabeth Renaud