

MINUTES
MARSHALL CITY TOWNSHIP JOINT PLANNING COMMISSION
Regular Meeting Tuesday, December 15, 2015

In a regular meeting session, Tuesday, December 15, 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 Chair Banfield.

ROLL CALL

Members Present: Chair Banfield, Commissioners Gresly, Kiessling, Lyng, and Meservey.

Members Absent: Commissioners Burke-Smith, Davis, and Riggs.

Staff Present: Natalie Dean, Assistant City Manager/Director, City of Marshall and Susan George, Zoning Administrator, Marshall Township.

MINUTES

MOTION by Gresly, supported by Kiessling, to accept the minutes of the November 17, 2015 regular meeting as submitted. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Kiessling, supported by Meservey, to accept the agenda of the December 15, 2015 regular meeting. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

Public Hearing on Zoning Amendment for the "Udell Property" from the Township Zoning of OC-Open Space Conservation to the City Zoning of I-1 Research & Technical District.

Public Hearing Open

No public comments were made.

Public Hearing Closed

OLD BUSINESS

None

NEW BUSINESS

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

John Walsh, Project Manager at Paradigm Design and representative of Spartan Nash, spoke on behalf of the updated site plan for the fuel station at 15975 W. Michigan Ave. Walsh presented an updated site plan with a one-way drive to the west (entering the site only) and an added two-way driveway to the north, instead of the two-way drive located on the west edge of the property. He reported that the plan allowed for Spartan Nash to keep the sidewalk and that there would be additional signage at the entrance to display that it is a one-way drive. Walsh commented that the City Engineer along with City Staff, the Fire Department, and Planning have reviewed the revised plan and are pleased with the updated driveways.

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

Discuss and give recommendation on case #JPCRZ15.01 Zoning Amendment for the “Udell Property” from the Township Zoning of OC-Open Space Conservation to the City Zoning of I-1 Research & Technical District.

Staff explained the northern portion of the Udell Property was previously located in Marshall Township and the southern portion in Fredonia Township. However, about a year ago, the City of Marshall absorbed the southern portion of the lot, leaving the northern portion in the Marshall Township to be possibly rezoned from OC-Open Space Conservation (Township Zoning) to I-1 Research & Technical District (City Zoning) in order to make I-1 contiguous with current zoning.

MOTION by Gresly, supported by Kiessler, to discuss and give recommendation on case #JPCRZ15.01 Zoning Amendment for the “Udell Property” from the Township Zoning of OC-Open Space Conservation to the City Zoning of I-1 Research & Technical District.

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 zoning district would be more appropriate than any other zoning district.*

(official)

- The property cannot be reasonably used as zoned. *Commissioners reported that once the property is zoned as City property, I-1 Research & Technical District would be the correct zoning, therefore it would not be able to be reasonably used as OC-Open Space Conservation.*
- 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 property would be supported and consistent with policies and the future land use map of the adopted city master plan.*
- The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in 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 commented that the property is consistent with the needs of the community and the industrial area itself and is compatible with the established land use pattern of I-1 Research & Technical District.*
- All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological and other environmental features. *Staff commented that uses such as packaging and assembly plants would be allowed in the proposed zoning district.*
- The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the city. *Commissioners commented that the zoning change would not severely impact any of these areas or the health, safety, and welfare of the city.*
- 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 discussed that the property would be compatible with existing zoning, therefore an unplanned district would not be created.*
- 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 reported that there are separate set-backs required in the associated zoning and that this property fulfills the necessary set-backs.*

(official)

- There was a mistake in the original zoning classification, or a change of conditions in the area supported the proposed zoning. *Commissioners commented that there was not a mistake in the original zoning.*
- Adequate sites are neither property zoned nor available elsewhere to accommodate the proposed use permitted in the requested zoning district. *Commissioners discussed that this criteria does not apply because the property is being added to the area, zoned per the adopted master plan.*

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

PUBLIC COMMENTS

None

ADJOURN

The Joint Planning Commission adjourned at 7:25 p.m.

Respectfully submitted,

Elizabeth Renaud