

**MINUTES**  
**MARSHALL CITY TOWNSHIP JOINT PLANNING COMMISSION**  
**Regular Meeting Tuesday, April 19, 2016**

In a regular meeting session, Tuesday, April 19, 2015 at 7:00 PM at Marshall Township Hall, 13551 Myron Avery Drive, Marshall, MI, the Joint Planning Commission was called to order by Chair Banfield.

**ROLL CALL**

Members Present: Commissioners Banfield, Burke-Smith, Davis (7:19 PM), Meservey, Kiessling, Gresly (7:05 PM), and Lyng.

Members Absent: Commissioner Riggs.

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

**MINUTES**

**MOTION** by Lyng, supported by Kiessling, to accept the minutes of the December 15, 2015 regular meeting as submitted. On a voice vote; **MOTION CARRIED.**

**AGENDA**

**MOTION** by Burke-Smith, supported by Lyng, to accept the agenda of the April 19, 2016 regular meeting. On a voice vote; **MOTION CARRIED.**

**AUDIENCE PARTICIPATION**

None

**PUBLIC HEARINGS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Receive site plan #JPCSP16.01 for the construction of substation at 726 N Old US 27, submitted by the City of Marshall.

**MOTION** by Burke-Smith, supported by Meservey, to receive site plan #JPCSP16.01 for the construction of substation at 726 N Old US 27, submitted by the City of Marshall. On a voice vote;  
**MOTION CARRIED.**

Staff commented that the City purchased the rear two acres of land at 720 N Old US 27 from Oaklawn Hospital. The new address of that property will be 726 N Old US 27.

Ed Rice, Director of Electric Utilities for the City of Marshall, presented an introduction of the site plan to the Joint Planning Commission. Rice reported that the mission of the electric utility services of the City of Marshall is to provide safe, reliable, and cost-effective services to their residential and commercial customers. He noted that currently, there is only one substation in the City that was constructed in 1982. Rice commented that this is a critical time for the City to build a new substation. He stated that the new substation would have a minimal visual impact, assisted by the remote location and landscape design in the plan.

Michael McGeehan, President of GRP Engineering and engineer for this substation project, presented the site plan in detail to the commissioners. McGeehan reported that they will be reconstructing and repaving the access driveway to the medical facility. He stated that due to the weight of the transformer and supplies to build the substation, the driveway will have to be reconstructed. McGeehan explained that the substation itself is a 154' x 132' area, secured with a 7-foot high chain link fence with three rows of barbed wire at the top. He stated that the transmission line will be entering from the north side of the property. McGeehan noted that a storm water retention basin will be constructed, which will be on the north side, outside the fenced substation area. McGeehan stated that on the east side of the property, there exists a wooded area that will remain unchanged for screening purposes. On the west side, he reported that they will be planting 10-foot high Cedar trees to provide screening.

Commissioners inquired as to whether or not the school has been notified of this project. Staff replied that the schools will be notified once the public hearing for the special land use is set.

Commissioner Lyng commented that he did not think that trees on the east side that exist currently provide enough screening of the substation from the school property.

Commissioners inquired as to the sound level of the substation. McGeehan stated that the only sound producing device in the substation is the transformer. He explained that the transformer's sound level, at its loudest point, is about 72 decibels, or the amount of sound coming from a vacuum cleaner twenty feet away.

(official)

McGeehan reported that the lighting in the substation will be minimal, with flood lights on a few poles and two lights over the doors in the control house. He stated that the lights will not be on for normal operation, only if there is work being done during dark hours.

McGeehan stated that there is a thirty foot easement on the north side of the property where the transmission line will enter the site. He stated that the Oaklawn parking lot will not have to change due to this easement. Rice stated that these sort of transmission lines are very common in the general utility arena. Rice also explained that the substation will have weekly safety checks, unless there is an alarm which will have an immediate response.

Commissioners inquired as to whether this substation will help with outages. Rice explained that although the City of Marshall already has a low outage rate, that this substation can only improve the reliable service to its customers.

Commissioners inquired about the currently existing fence along the east property line. Tom Tarkiewicz, City of Marshall City Manager, said that the fence will not be touched in this project.

Commissioners asked whether or not the retention pond would have a fence around it and about the corresponding depth of the pond. McGeehan stated that there would not be a fence around the pond and that the pond would be no more than five feet deep at its lowest point during a heavy rain.

Chair Banfield requested from the engineer and applicant that the commission is told how many 90 ft. stanchions are coming in from N Old US 27 before the next meeting. McGeehan stated that they will be notified with this information. Banfield also requested that the fence on the east side of the property be looked at, with the possibility of a gate being added to the opening to discourage anyone passing through it. Tarkiewicz commented that there will be a fencing contractor on site with this project, and that they could certainly add a gate to the fence if necessary.

Commissioners inquired as to how long the full substation construction would last from start to finish. Rice commented that it will take from five to six months.

Lyng commented that he would like make a recommendation to have additional screening on the east side along the high school property. Tarkiewicz explained that they do not want to have trees close to the fence line because of safety concerns. Due to the positioning of the current growth line, Tarkiewicz explained that they would have to take trees out in order to put the additional screening in. McGeehan supported Tarkiewicz statement. Tarkiewicz asked the board if they would be satisfied with the current plan for screening if Marshall Public Schools was also satisfied. Lyng stated that he would like to revisit the site before the next meeting. Banfield stated that a letter from the school stating their position on the screening would be helpful in making a decision next meeting.

(official)

Receive special land use application #JPCSLU16.01 for the construction of a substation in the Professional Office Service District (POSD) at 726 N Old US 27, submitted by the City of Marshall.

**MOTION** by Davis, supported by Lyng, to receive special land use application #JPCSLU16.01 for the construction of a substation in Professional Office Service District (POSD) at 726 N Old US 27, submitted by the City of Marshall. On a voice vote; **MOTION CARRIED.**

Set a public hearing for May 10, 2016 to hear public comment on the special land use application #JPCSLU16.01 for the construction of a substation in the Professional Office Service District (POSD) at 726 N Old US 27, submitted by the City of Marshall.

**MOTION** by Gresly, supported by Burke-Smith, to set a public hearing for May 10, 2016 to hear public comment on the special land use application #JPCSLU16.01 for the construction of a substation in the Professional Office Service District (POSD) at 726 N Old US 27, submitted by the City of Marshall. On a voice vote; **MOTION CARRIED.**

#### **PUBLIC COMMENTS**

None

#### **REPORTS**

None

#### **ADJOURN**

The Joint Planning Commission adjourned at 7:45 p.m.

Respectfully submitted,

*Elizabeth Renaud*