

**MINUTES**  
**MARSHALL CITY PLANNING COMMISSION**  
**WEDNESDAY, June 14, 2017**

In a regular session, Wednesday, June 14, 2017 at 7:00 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Planning Commission was called to order by Chair Banfield.

**ROLL CALL**

Members Present: Chair Banfield, Commissioners, Bomia, Davis, Collins, Meservey, Rodgers, and Council Liaison Metzger.

Members Absent: Commissioners Zuck, McNiff, and Burke Smith

Staff Present: Jacqueline Slaby

**MINUTES**

**MOTION** by Collins, supported by Rodgers, to accept the minutes of the May 10, 2017 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

**AGENDA**

**MOTION** by Bomia, supported by Meservey, to accept the agenda for the Wednesday, June 14, 2017 as submitted. On a voice vote; **MOTION CARRIED.**

**AUDIENCE PARTICIPATION**

None

**PUBLIC HEARINGS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Chair Banfield introduced and welcomed Jacqueline Slaby, Director of Community Services. Ms. Slaby said she came from the City of Battle Creek, working code enforcement, she has a Masters in City Planning, and she just began her 4<sup>th</sup> week in her new position. Ms. Slaby has also been sworn in as a member of the Battle Creek School Board for a 6 year term.

Receive and consider for approval Site Plan #SP17.03 for 206 Winston Ct. for construction of Grand Vista II, as assisted living/rehabilitation facility

**MOTION** by Davis, supported by Collins, to receive Site Plan #SP17.03 for 206 Winston Ct. for construction of Grand Vista II, as assisted living/rehabilitation facility.

Staff went over her report with Commissioners and stated that the zoning is appropriate for intended use. There will be 20 rooms with one person per room and 3 to 4 employees per shift. Staff stated that revised plans were submitted on 6-6-17 to include the following changes; a van accessible parking space, a concrete pad to be installed in front of dumpster, water lines have been revised to accommodate a fire suppression line and back flow prevention valves, septic tank will be installed to avoid diapers from entering the city sewer system, an electric meter will be placed on the transformer, and mechanical plans will show a grease trap.

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

**MOTION** by Davis, supported by Collins, to approve Site Plan #SP17.03 for 206 Winston Ct. for construction of Grand Vista II, as assisted living/rehabilitation facility.

Commissioners reviewed the plans and asked questions regarding the landscape, drainage, and emergency vehicle access.

Scott Morrison, S. Allen Design Architecture, Coldwater, MI, stated that access for emergency vehicles will remain and there will be a sidewalk connecting the two facilities. Mr. Morrison discussed the water drainage questions and stated that there will be a detention area on the north east corner of the property. The water drainage from the roof will be directed to the detention area with perforated pipes. He further stated that the yard will be installed with pumps to help with any excess ground water.

Chair Banfield discussed the trees that are on the first facility's property and on the current site plan. Banfield stated that the trees no longer need to be staked. He asked Mr. Morrison if he pass along to the landscape designer to have the stakes removed. Mr. Morrison stated he will pass on the information.

Commissioners commented on how nice the first facility looks and thanked Mr. Morrison for investing in Marshall.

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

## **PUBLIC COMMENTS**

Kathy Miller commented that she has heard nothing but good comments about the Grand Vista Assisted Living facility. She stated that it is nice to see a locally owned facility in Marshall.

## **REPORTS**

Council Liaison Metzger discussed the past City Council meeting and stated that what Commissioners recommended approval by City Council was approved. The medical marijuana ordinance was discussed and Commissioners asked if they can review the medical marijuana ordinance when completed.

Commissioner Meservey stated there have been a few new vendors at the Farmer's Market. She stated that there are about 100 customers each week.

Commissioner Collins stated that invitations will be going out next week for Jed Thompson who will be at the Franke Center on July 22, 2017.

Commissioner Davis discussed the new projects in Marshall and how the tax revenue will be nice to see. He also discussed the housing market and how the lack of properties available will cause workers from the new businesses to live outside the city.

Commissioner Rodgers announced his wife is pregnant with child number 5.

Chair Banfield stated that he and Jae had coffee together and would suggest that if anyone gets a chance to meet with her it would be helpful to discuss some of the city's background.

Discussion took place regarding the Road Diet presentation by MDOT. MDOT is looking to the future to change Michigan Avenue downtown to three lanes and this will include a new 5' bike lane.

Staff discussed the Road Diet presentation and said it possibly could happen in 3 to 5 years. Discussed how the medical marijuana ordinance is conflicting with the special land use permit in Industrial 1 and 2. Staff stated that city departments will be meeting on Friday, June 16<sup>th</sup> to go over a revised site plan for 417 Locust and commissioners should see the site plan at next month's meeting. Also, the Highlight Drive-in is in the process of paying to tap into the city's sewer system.

## **ADJOURN**

The Planning Commission adjourned at 8:00 p.m.

Submitted by,

Colleen Webb