

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, October 11, 2017**

In a regular session, Wednesday, October 11, 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 Collins, McNiff, Davis, Meservey, Burke Smith and Council Liaison Metzger

Members Absent: Commissioners Zuck, Bomia, and Rodgers

Staff Present: Jacqueline Slaby

MINUTES

MOTION by McNiff, supported by Burke Smith, to accept the minutes of the September 13, 2017 regular meeting with the following corrections:

- Page 2, Paragraph that starts “Staff explained”...change the sentence to read: Staff explained that if the zoning amendment were to be approved by council then industrial access drives in the industrial zones would be as they are for multifamily and commercial developments.

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

AGENDA

MOTION by McNiff, supported by Burke Smith, to accept the agenda for the Wednesday, October 11, 2017 as presented. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

NEW BUSINESS

Appoint Planning Commission members to Joint Planning Commission

Commissioners discussed who was currently on the JPC and how many new members need to be appointed. Matt Rodgers, Tim Banfield and Lynn Meservey are currently on the JPC.

MOTION by McNiff, supported by Davis, to appoint Commissioners Julie Burke Smith and Matt Davis to the Joint Planning Commission beginning November 1, 2017. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

Review and consider the approval of Site Plan #SP17.06 for a growing facility at 1120 Industrial Road

MOTION by Davis, supported by Burke Smith, to approve Site Plan #SP17.06 for a growing facility at 1120 Industrial Road.

Tim Storey, Storey Engineering, was present to answer questions regarding the site plan.

Commissioners asked if the owner has determined if they are going to connect into the city sewer system or have a private septic system. Mr. Storey stated that it would cost approximately \$200,000 to connect to the city sewer line because of the location of the city's sewer main. He further stated that they will be putting in a septic system because it would only be approximately \$20,000. The system will be above ground and will need to be pumped.

Commissioners stated that the Colorado blue spruce continues to have issues with diseases and to save money in the future they gave suggestions of a different variety of tree to use. Issues regarding the sidewalks and curbs along the property was discussed. Since Industrial Drive is a state highway (M227), MDOT will have the final approval for the installation of the curbs. Anything regarding the right-of-way needs to have approval by MDOT.

AMENDED MOTION by McNiff, supported by Davis, to approve Site Plan #SP17.06 for a growing facility at 1120 Industrial Road with the contingency of MDOT's approval for curbs along the right-of-way. On a voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS

None

REPORTS

Lynn Meservey is leaving the Planning Commission. Looking for replacements, any suggestions please let Mayor Reed know.

Commissioner Collins commented on MAEDA's Skeleton Fest success.

Commissioner Davis commented that MAEDA put the Skeleton Fest together in only 8 weeks. He stated that we will be seeing a lot of activity coming to Marshall in the next few years. A lot of developments will be happening.

Staff discussed the ongoing projects and new developments coming in over the next few months. She stated that Goodwill is in progress and she is working with them regarding their sign permit. The Yin Hai is about to open, and the landscape plan was approved for 417 Locust.

Staff stated that the CIP will be presented at either next month's meeting or December's at the latest. She is thinking about revisiting the height restrictions within the FS zoning districts, and will look at the donation bin ordinance.

ADJOURN

The Planning Commission adjourned at 7:55 p.m.

Submitted by,

Colleen Webb