

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
WEDNESDAY, November 8, 2017**

In a regular session, Wednesday, November 8, 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, Hubbell, Burke Smith, Zuck, Bomia, and Rodgers and Council Liaison Metzger

Members Absent: None

Staff Present: Jacqueline Slaby

**MINUTES**

**MOTION** by Davis, supported by Hubbell, to accept the minutes of the October 11, 2017 regular meeting. On a voice vote; **MOTION CARRIED.**

**AGENDA**

**MOTION** by Collins, supported by Zuck, to accept the agenda for the Wednesday, November 8, 2017 as presented. On a voice vote; **MOTION CARRIED.**

**AUDIENCE PARTICIPATION**

None

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

Chair Banfield welcomed Alissa Hubbell to the Planning Commission and thanked her for her time.

Commissioner Banfield discussed his conflict with participating in the rezoning request and special land use request by Marshall Energy Center.

**MOTION** by Davis, Supported by McNiff, to recuse Commissioner Banfield from participating in discussions and voting on Rezoning Request #RZ17.06 and Special Land Use #SLU17.01 due to conflict of interest with Marshall Energy Center. On a voice vote; **MOTION CARRIED.**

Rezoning Request #RZ17.06 to rezone 11038 and 11040 17 Mile Road from I-1 to I-2 and set public hearing for December 13, 2017.

Staff stated that Marshall Energy Center proposes to build a natural gas power plant facilities in the Brooks Industrial Park. The company has purchased 11038 and 11040 17 Mile Rd. which both parcels are currently zoned as I-1 Research & Technology. The City Zoning Ordinance allows power plants to only be built as a special land use in I-2 General Industrial and PSP Public/Semi-Public Services District(s). Surrounding properties are zoned as I-1 and are currently vacant or in use for manufacturing.

**MOTION** by Davis, supported by McNiff, to receive Rezoning Request #RZ17.06 by Marshall Energy Center and set a public hearing for December 13, 2017 to rezone 11038 and 11040 17 Mile Road from I-1 to I-2. On a voice vote; **MOTION CARRIED.**

Special Land Use #SLU17.01 request from Marshall Energy Center to build a power plant facility at 11038 and 11040 17 Mile Road, and set public hearing for December 13, 2017.

Staff stated that even with rezoning, Marshall Energy Center will need a Special Land Use for 11038 and 11040 17 Mile Road for the power plant facility.

**MOTION** by McNiff, supported by Zuck, to receive Special Land Use #SLU17.01 by Marshall Energy Center and set a public hearing for December 13, 2017 to build a power plant facility at 11038 and 11040 17 Mile Road. On a voice vote; **MOTION CARRIED.**

Receive Capital Improvement Plan (CIP) FY 2018 – FY 2023 and set public hearing for December 13, 2017.

City staff have reviewed and updated the Capital Improvement Plan (CIP) for Fiscal Year 2018 to Fiscal Year 2023. Under the Michigan Planning Enabling Act (PA 33 of 2008) and City Charter, the Planning Commission is required to review the projects proposed in the CIP that require site plan reviews and consider its adoption. City staff recommends the Planning Commission set a public hearing for December 13, 2017 on the City of Marshall's Capital Improvement Plan FY2018-FY2023.

**MOTION** by Zuck, supported by Burke Smith, to set a public hearing for December 13, 2017 to hear comments on Capital Improvement Plan (CIP) for Fiscal Year 2018 to Fiscal Year 2023. On a voice vote; **MOTION CARRIED.**

Appoint new Planning Commission Chair and Vice-chair for next 2 years

**MOTION** by Davis, supported by Zuck, to appoint Commissioner McNiff as Planning Commission Chair for the next two years. On a voice vote; **MOTION CARRIED.**

**MOTION** by Collins, supported by Burke Smith, to appoint Commissioner Bomia as Planning Commission Vice-chair for the next two years. On a voice vote; **MOTION CARRIED.**

## **OLD BUSINESS**

Review Donation Collection Bin Ordinance

Staff discussed her suggested changes to the Donation Collection Bid ordinance. She presented examples of Lansing, MI and South Milwaukee, WI ordinances.

**PUBLIC COMMENTS**

None

**ADJOURN**

The Planning Commission adjourned at 9:02 p.m.

Submitted by,

Colleen Webb