

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, JANUARY 12, 2022**

In a regular session, Wednesday, January 12, 2022 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 Fitzgerald, Longyear, McNiff, Reed, Zuzga and Council Liaison Wolfersberger

Members Absent: Commissioners Burke Smith, Hall and Zuck

Staff Present: Michelle Eubank, Administrative Assistant

AGENDA

MOTION by McNiff, supported by Zuzga, to accept the agenda for the Wednesday, January 12, 2022 as submitted. Banfield noted that item 4 under new business needed to be changed to remove the discussion on training and to add setting a public hearing for 111 N Grand for rezoning from POSD to R3.

MOTION by McNiff, supported by Zuzga, to accept the agenda for the Wednesday, January 12, 2022 as amended. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by McNiff, supported by Zuzga, to accept the minutes from the November 10, 2021 regular meeting. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

None

NEW BUSINESS

MOTION by McNiff, supported by Zuzga to receive and set a public hearing for February 9, 2022 for Planning Commission Draft Capital Improvements Plan 2022-2028.

Banfield stated that the planning commission looks at items that would need a site plan approval and that there are several in this CIP. Zuzga stated that this is simply a planning document, not a budgeting document. She further stated that this helps to prioritize what may go into the budget for the given years. Banfield stated that he highlighted the items that pertained to the planning commission and they are as follows:

Airport item #295- the north perimeter fence

Cemetery Item #711- Cemetery Expansion
DDA #101- South Activation Zone, North Activation zone and the DPW plan
#207- Front parking lot expansion
LDFA #296- Oliver Dr expansion, lift station and pedestrian plan
#247- East side redevelopment infrastructure. Pratt Park future phases and expansions
#248- Emerald Hills phases and pedestrian path
#582- Brook's substation
#101- Storage shed
#208-Athletic Fields and Eaton Park.

Banfield stated that the paving for Fountain St may come in front of the commission due to changes in sidewalk. He stated that the new water treatment plant may or may not come in front of the commission. He further stated that at the public hearing there may be questions on these items, but that staff will be on hand to answer any questions.

On voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Zuzga to receive Zoning Amendment Request #RZ22.01 for 108 N Park Ave and 302 W Michigan Ave.

Banfield stated that there is a little explanation in the documents for the request, and the requester is also here to answer any questions, otherwise they are just receiving the request. Wolfersberger questioned why you would rezone 302 W Michigan to B3 when service stations are not allowed in that district. Banfield stated that he was questioning the same thing. Zuzga stated that it is already nonconforming, Banfield stated that the reason for the request to change to B3 is that it is the best fit for the petitioner for their lot and that changing both would make the whole corner zoned the same. He stated there is a plan in the meeting documents showing a structure that is out of compliance as it would be one foot off the property line. He questioned if there needs to be a survey of that corner by a licensed PE, that is also showing the adjoining structures and how long that process would take. Zuzga questioned why it needs to be rezoned to allow her to do the work that she wants to do. Banfield stated that under POSD there would be a minimum of 4 variances that would need to be granted to allow them to do the work, and that by changing it to B3 it fits downtown and the rest of the corner.

On voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Reed to schedule a Public Hearing for February 9, 2022 for Zoning Amendment Request #RZ22.01 to rezone 108 N Park Ave and 302 W Michigan Ave from POSD to B3.
On voice vote; **MOTION CARRIED.**

MOTION by Reed, supported by Zuzga to receive and set a Public Hearing for 111 N Grand for rezoning from POSD to R3.

Banfield stated that the request did not have time to get it in writing, but it is directly behind the properties at 108 N Park and 302 W Michigan. He further stated that this would put the property back to what it was previously zoned and in line with the other 2 homes on that same block that were recently changed back to and R3.

On voice vote; **MOTION CARRIED.**

OLD BUSINESS

None

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Banfield stated that he would be gone for the next 2 months and that Vice Chair McNiff will be running the meetings.

ADJOURN

Planning Commission adjourned at 7:27 p.m.

Submitted by,

Michelle Eubank