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December 5, 2025

Joint Planning Commission Staff Report

RE: Site Plan Approval
Millbrook New Construction – Phase 1
GCC 550 Hughes C/O Indigo Design + Development

Dear Commissioners:

The above referenced project has been submitted to the City of Marshall for site plan approval. Tonight we are asking the Joint Planning Commission to receive and consider approval of the plan.

Included in the information provided is the site plan application, the drawings submittal and a Memorandum that serves as the City's site plan review and is referenced below.

The project consists of 322-unit apartment community consisting of 25 duplex buildings, ten 3-story apartment buildings, two 2-story apartment buildings, clubhouse, pool, pool house, dog park, maintenance shed and dog park building, sports courts, detention pond, and 2,168 parking spots (surface parking and garage spaces).

The City has worked with McKenna, our consultant, to help with preliminary reviews of the project and their Memorandum is included. Marshall Township zoning districts are not referenced in the City of Marshall Zoning Ordinance, however adjacent parcels with homes have been given additional distance from the property line to the buildings and are screened as is required between a commercial property and residential. This is not required by Zoning Ordinance, but the Developer is also providing screening (burms and vegetation) separating these properties.

Additional information regarding review items received since the review was complete include:

Item 2J and 2O: The public utilities running through the site will be within the ROW of the private roads. Final utility routing is not yet defined, partly because the City electrical design must be completed, but the Developer has agreed to ongoing

coordination with the City on this matter and asks to allow for this coordination to be completed and utility items be reviewed administratively prior to issuance of building permits. The City Review Team is comfortable with this approach.

Item 3A: The applicant would like consideration related to the clubhouse. Although it is defined as an accessory structure, the location does not deter from the overall site plan or function of the site.

Item 4C (and 4I): The Developer has chosen to not do a tree assessment to take advantage of tree credits, but will instead meet the required number with new trees.

The Developer plans to be in attendance at the December 9, 2025 JPC meeting and looks forward to answering any additional questions you may have.

Sincerely,

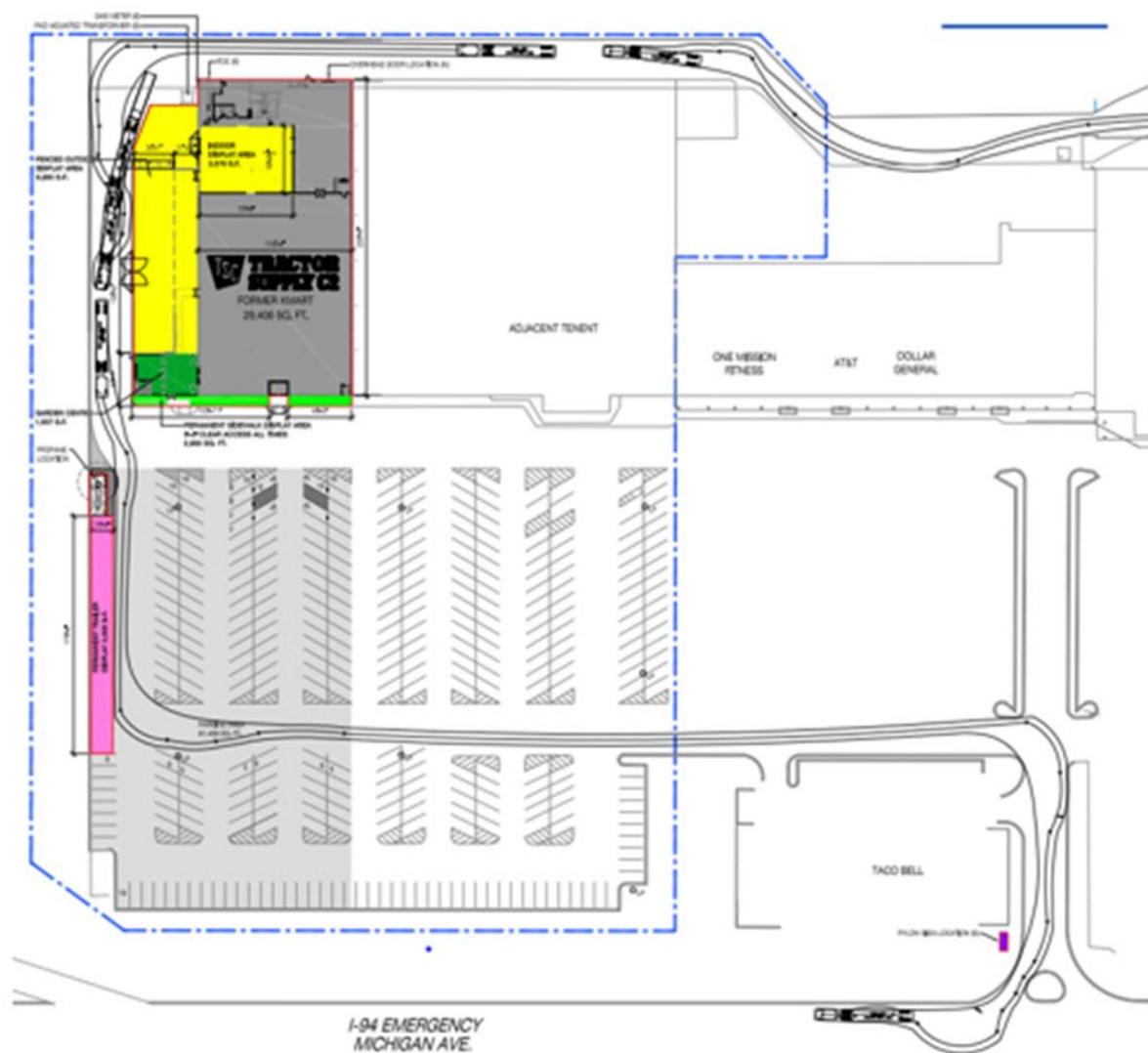
Marcia Strange

Marcia Strange
Director of Community Development

Tractor Supply Co
Site Plan

Reviewed by:

Date:



GARDEN CENTER

INDOOR DISPLAY AREA

PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA

PERMANENT SIDEWALK DISPLAY AREA
W/ 5' CLEAR WALKWAY

PYLON SIGN

PROPERTY LINE

DEMISED PREMISES

SQ. FT. INDEX

VESTIBULE	=	143 SQ. FT.
SALES FLOOR	=	17,337 SQ. FT.
STOCKROOM	=	4,128 SQ. FT.
INDOOR DISPLAY	=	3,576 SQ. FT.
GARDEN CENTER	=	1,607 SQ. FT.
OFFICE CORE/WALLS	=	2,615 SQ. FT.
TOTAL AREA	=	29,406 SQ. FT.
PARKING AREA	=	61,458 SQ. FT.