

MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, July 12, 2017

In a regular session, Wednesday, July 12, 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, Burke Smith, Collins, Meservey, Rodgers, Zuck and McNiff

Members Absent: Commissioner Davis and Council Liaison Metzger

Staff Present: Jacqueline Slaby

MINUTES

MOTION by McNiff, supported by Bomia, to accept the minutes of the June 14, 2017 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Zuck, supported by Burk Smith, to accept the agenda for the Wednesday, June 14, 2017 with the following change:

- Item number 3 under New Business, add the word “Request” after rezoning.

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

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Receive Site Plan #SP17.04 for 417 Locust St. for the construction of a townhouse complex and consider its approval contingent on satisfying all landscape requirements

MOTION by McNiff, supported by Zuck to Receive Site Plan #SP17.04 for 417 Locust St. for the construction of a townhouse complex and consider its approval contingent on satisfying all landscape requirements.

Kelly Williams, 208 Prospect St., owner of 417 Locust St. reviewed the plans for a six unit townhouse style rental that will include a single car garage and one parking spot for each unit. Mr. Williams went over the slope at the rear of the property that backs up towards Rice Creek and said he will utilize the slope to his advantage. He stated he is currently working on the landscape plan and does not see any issues with meeting the minimum requirements. The landscape plan will be available at the next meeting.

Commissioners discussed the elevation and the retaining walls along the property line. Mr. Williams stated that the retaining walls are being used to save with grading the property. The retaining walls will be 4-5 feet and will slope down to the back of the property. There will be green space along the retaining walls.

Commissioners confirmed that each unit will be 1276 sqft, 2 bedrooms and the resident will need to step up into the units from the front door. There will be a walk out to the back with patio and a dividing wall between units.

Staff stated that she already went over with Mr. Williams what is required for the landscape plan.

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

MOTION by McNiff, supported by Collins to Approve Site Plan #SP17.04 for 417 Locust St. for the construction of a townhouse complex and have staff approve the landscape plan before the building permit can be issued. On a voice vote; **MOTION CARRIED.**

Receive Site Plan #SP17-05 for the construction of Great Lakes Farms Development

MOTION by McNiff, supported by Zuck to Receive Site Plan #SP17-05 for the construction of Great Lakes Farms Development.

Joseph Jarvis, PE, Great Lakes Farms, LLC, went over the site plan with commissioners. He stated that the land is 26.4 acres located in the industrial park, they are planning on building a state of the art medical marijuana processing center. The center will consist of a greenhouse secured with a perimeter fence and a pre-engineered building. Security will be present 7 days a week along with cameras around the property.

Commissioners asked questions regarding the ventilation system, lighting, hours of operation, security personnel, and the landscaping requirements. Mr. Jarvis stated the guard will not be armed, but there will be a guard on site seven days a week. The ventilation system will not vent to the outside, there will be an internal ventilation system installed. Mr. Jarvis went over the lighting that will be provided and said the greenhouse will be black out controlled. No bright lights will be seen during the evening hours.

Staff commented on the landscape requirements and stated that due to the possible expansion of the business, she is asking commissioners to wave the number of required trees by eight. This will allow the owners to not have to uproot eight trees for expansion.

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

Staff commented on the zoning for I-1 and I-2 and stated that the commercial greenhouse does not fit with the approved zoning for those districts. On June 5, 2017, City Council approved the Medical Marijuana ordinance to include I-1 and I-2 uses, but there is a conflict with the two ordinances. Staff stated that a Special Land Use request may need to be filed by Great Lakes Farms Development.

Commissioner and staff discussed the Great Lakes Farms Development Site Plan and determined, for state deadlines for the developer and the zoning issues, that a Special Land Use should be filed. Commissioners asked Mr. Jarvis if he would like a Site Plan Approval tonight.

MOTION by Burke Smith, supported by McNiff to approve Site Plan #SP17-05 for the construction of Great Lakes Farms Development with the waiver of 8 required trees, for expansion purposes. On a voice vote; **MOTION CARRIED.**

Receive Zoning Ordinance Amendment for Industrial District(s) and upon review set date for public hearing

Staff discussed the I-1 and I-2 zoning ordinance and how the districts conflict with the approval of the Medical Marijuana ordinance passed by City Council. Staff stated that I-1 and I-2 do not allow for a commercial greenhouse use. Staff would like to amend the ordinance to include a commercial greenhouse use and have a public hearing scheduled for August 9, 2017.

Commissioners discussed the possibility if sales are included in the ordinance there will be an increase of vehicle and foot traffic from customers in an industrial zone. Commissioners would like specific definitions for what constitutes a commercial greenhouse and a garden center. Commissioners would like staff to have a clearer definition of the ordinance changes before a public hearing is scheduled.

Staff stated she will have the definitions and the zoning amendments clearly defined for August 9, 2017 meeting.

Receive Rezoning Request #RZ17-05 for the rezoning of the Hi Lite Cruz-In and upon review set date for public hearing

Staff went over her report and stated that the owner of the Hi Lite Cruz-In recently transferred the property from Marengo Township to the City of Marshall. Staff is asking that the property be rezoned to Freeway Services, which is compatible with Marengo Township's zoning.

MOTION by Zuck, supported by Burke Smith to receive Rezoning Request #RZ17-05 for the rezoning of the Hi Lite Cruz-In to Freeway Services and set a public hearing for August 9, 2017. On a voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS

None

REPORTS

Commissioner Collins stated to get your tickets for Jed Thompson who will be at the Franke Center on July 22, 2017.

Commissioner Rodgers announced that the Lion King will be playing at the Franke Center.

ADJOURN

The Planning Commission adjourned at 8:33 p.m.

Submitted by,

Colleen Webb