

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, September 9, 2020**

In a regular session, Wednesday, September 9, 2020 at 7:00 p.m. at City Hall, Training Room, 323 West Michigan Ave, Marshall, Michigan, the Marshall Planning Commission was called to order by Chair Davis.

ROLL CALL

Members Present: Chair Davis, Commissioners, Banfield, McNiff, Reed, Rodgers and Schwartz, and Council Liaison Metzger

Members Absent: Commissioners Burke Smith and Collins

Staff Present: Trisha Nelson, City Clerk & Planner
Eric Zuzga, Director of Special Projects

AGENDA

MOTION by Banfield, supported by Rodgers to accept the agenda for the Wednesday, September 9, 2020 as submitted. On a voice vote; **MOTION CARRIED**

MINUTES

MOTION by McNiff, supported by Reed, to accept the minutes from the July 8, 2020 regular meeting. On a voice vote; **MOTION CARRIED**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

Chair Davis opened the Public Hearing on Rezoning Request #RZ20.02 for 115 N Grand from POSD Professional Office Service District to R-3 Traditional Residential. Hearing no public comment, Chair Davis closed the Public Hearing on Rezoning Request #RZ20.02 for 115 N Grand from POSD Professional Office Service District to R-3 Traditional Residential.

NEW BUSINESS

MOTION by Banfield, supported by Schwartz, to recommend to council the Rezoning Request #RZ20.02 for 115 N Grand from POSD Professional Office Service District to R-3 Traditional Residential.

Nelson stated that this property is directly south of the property that was rezoned in May from POSD to R-3. The current owner is selling the home and it needs to be rezoned to residential for the sale. She

further stated that Marshall is currently in need of housing and that rezoning this residential opens a new opportunity. Liaison Metzger questioned if the property was previously used as a residential property. Eric Young, owner of 115 S Grand, stated that he has been using it as his residence since 2015 and was surprised to learn that it was not zoned residential when it went up for sale. Davis questioned if it could be used as a residential property in its current zoning district. Nelson stated that it would be a nonconforming use.

The commissioners went over the rezoning criteria.

A. The proposed zoning district is more appropriate than any other zoning district or more appropriate than adding the desired use as a special land use in the existing zoning district. Commissioners agreed that since the building currently on the property is a house and it is surrounded by houses, it is more appropriate.

B. The property cannot be reasonably used as zoned. Commissioners agreed that it could be a commercial property.

C. The proposed zone change is supported by and consistent with the goals, policies and future land use map of the adopted City Master Plan. If conditions have changed since the plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered. Commissioners agreed that it meets the current trends in the City.

D. The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment. Density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community. Commissioners agreed that it is suitable to the area.

E. All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological, and other environmental features. Commissioners agreed that they are.

F. The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the City. Commissioners agreed that it would not have an impact.

G. The rezoning would constitute and create an isolated and unplanned district contrary to the City Master Plan which may grant a special privilege to one landowner not available to others. Commissioners agreed that it would not create an isolated or unplanned district.

H. The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations. Commissioners agreed that it is.

I. There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning. Commissioners agreed that it was not a mistake but there has been a change in conditions.

J. Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district. Commissioners agreed there are some sites available.

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

OLD BUSINESS

None

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Nelson stated that the site plan that was planned to be discussed at this meeting should be coming soon. There were some revisions that has to be made but they should be back soon. Davis questioned when are the applications for absentee voting will be going out? Nelson stated that the state send out postcards to everyone not currently registered to vote absentee in the upcoming election. McNiff questioned if there is a way to track your ballot. Nelson stated that there is a way to check on the secretary of state website. She further stated that the city should have the ballots by Sept 18 and they need to be mailed out by the end of the month.

Rodgers stated that it was the last night in the Franke Center's masked singer contest, which was a fundraiser.

Davis stated that the new MAEDA director, James Durian, has hit the ground running. He further stated that Durian used to work for Flint and that he has been really communicative and is working with the city on projects. Davis stated that things have started to pick back up for MAEDA, but they are facing a 40% budget shortfall.

ADJOURN

Planning Commission adjourned at 7:43 p.m.

Submitted by,

Michelle Eubank