

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 9, 2022**

In a regular session, Wednesday, February 9, 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 Vice Chair McNiff.

ROLL CALL

Members Present: Commissioners Fitzgerald, Hall, Longyear, McNiff, Zuck and Council Liaison Wolfersberger

Members Absent: Chair Banfield, Commissioners Burke Smith, Reed and Zuzga

Staff Present: Trisha Nelson, Planning & Zoning Administrator
Eric Zuzga, Director of Community Services

AGENDA

MOTION by Zuck, supported by Fitzgerald, to accept the agenda for the Wednesday, February 9, 2022 as amended. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by Fitzgerald, supported by Zuck, to accept the minutes from the January 12, 2021 regular meeting. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

Vice Chair McNiff opened the Public Hearing on Planning Commission Draft Capital Improvements Plan FY 2022-2028.

Eric Zuzga state that this is an annual task that is set before City staff. Staff has been working on the plan since November and anything that involves future land use comes before the planning commission. He further stated that this is a recommendation to council and that it a tool that serves as a budgetary planning document to help guide future decisions.

McNiff questioned if there was anything specific that the planning commission needed to look at. Zuzga stated that under DDA there is the Green St parking lot expansion. He stated that MRLEC is now 10 years old and looking at making some improvements. The downtown parking lots will all be resurfaced within the next 6 years. He stated that there is the possibility of expanding Oliver Dr and both the south and north NIA developments.

Vice Chair McNiff closed the Public Hearing on Planning Commission Draft Capital Improvements Plan FY 2022-2028.

NEW BUSINESS

MOTION by Zuck, supported by Longyear to recommend the Planning Commission Draft Capital Improvements Plan FY 2022-2028 to City Council. On voice vote; **MOTION CARRIED.**

MOTION by Fitzgerald, supported by Zuck to receive Zoning Amendment Request #RZ22.03 for 423 Mitchell St to rezone from MFRD-Multi Family Residential District to I-1 Research and Technical District.

Nelson stated that the petitioner had purchase both 423 and 421 Mitchell and would like to combine them. She further stated that the entire area was brought to commission back in 2005 to rezone to multifamily to allow for financing and insuring the homes located on the properties. This is a buffer district and he would like to build a self storage facility. She stated that the site plan will still need to come before planning commission and variances will be needed for the project.

On voice vote; **MOTION CARRIED.**

MOTION by Longyear, supported by Zuck to schedule a public hearing for March 9, 2022 for Zoning Amendment Request #RZ22.03 to rezone 423 Mitchell Street from MFRD-Multi Family Residential District to 1-1 Research and Technical District. On voice vote; **MOTION CARRIED.**

MOTION by Fitzgerald, supported by Longyear to Receive Special Land Use Application #SLU22.01 for 606 S. Marshall Avenue from Thana Signor.

Nelson stated that the petitioner currently has a day care that allows for 6 kids, but in order to have more than that she needs to have a SLU. She stated that there is enough outdoor play area, her current licensing is up to date, but she needs local approval to add more children. She further stated that Signor included a copy of the driveway, but that Nelson wants to see how many cars will actually fit and how the stacking would work for cars. She stated that the last SLU that was granted for this is on Forest Ct and people are waiting in the Cul De Sac for pickups. Zuzga stated that during the last snow, there was families waiting on S Marshall to get in the drive. McNiff stated that if there is staggered arrival and dismissal for children that could help mitigate problems. Wolfersberger stated that there was a large dog kennel that runs parallel to the front of the house and wasn't sure if that was an issue or would need to be brought up.

On voice vote; **MOTION CARRIED.**

MOTION by Zuck, supported by Fitzgerald to schedule a Public Hearing for March 9, 2022 for Special Land Use Application #SLU22.01 for 606 S. Marshall Avenue from Thana Signor for a Group Child Care Home. On voice vote; **MOTION CARRIED.**

OLD BUSINESS

Fitzgerald questioned if there was any updates on training for commissioners. Nelson stated the C Zuzga has offered to do the training for the commission as planning and zoning is her background. She further stated that it will be discussed how and when commissioners want to hold the training at a later date. McNiff questioned if there are any requirements for training. Nelson stated that to keep our RRC we need to have some. E Zuzga stated that the city's RRC is up in 2023 but that the City is working towards recertification. Nelson stated that RRC is means that the Marshall is designated as a Redevelopment Ready Community, which says that there is a standardized procedure in place and the ground work is ready if a development

wanted to come in to Marshall. E Zuzga stated Marshall has received money towards redeveloping the State Farm site and the Schuler's project due to this designation.

Nelson stated that a special meeting needs to be set for the rezoning of the properties that could not be done at this meeting. McNiff stated that March 2nd works for 6 people, so schedule it then.

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Wolfersberger stated that Derek Perry had accepted the offer to be the new City Manager and will be starting February 22. He further stated that Perry had made a commitment to make it to every board or commission in his first 100 days, so to be expecting him at one of the next few meetings.

ADJOURN

Planning Commission adjourned at 7:26 p.m.

Submitted by,

Michelle Eubank