

**MARSHALL CITY PLANNING COMMISSION**  
**Wednesday, September 9, 2020 at 7:00 p.m.**  
**City Hall 1<sup>st</sup> Floor Training Room, 323 W. Michigan Ave., Marshall, MI**

**Call to Order**

**Roll Call**

**Approval of Agenda**

Regular Meeting of the Planning Commission, September 9, 2020

**Approval of Minutes**

Minutes from July 8, 2020

**Public Comments on Agenda Items**

**Public Hearings**

1. Public Hearing on Rezoning Request #RZ20.02 for 115 N. Grand from POSD Professional Office Service District to R-3 Traditional Residential

**New Business**

1. Recommendation on Rezoning Request #RZ20.02 for 115 N. Grand from POSD Professional Office Service District to R-3 Traditional Residential

**Old Business**

**Public Comment on Non-Agenda Items**

**Reports**

**Adjournment**

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
WEDNESDAY, July 8, 2020**

In a regular session, Wednesday, July, 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 Burke Smith, Banfield, McNiff, Reed, Rodgers and Schwartz

Members Absent: Commissioners Collins and Rodgers, and Council Liaison Metzger

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

**AGENDA**

**MOTION** by Schwartz, supported by Burke Smith to accept the agenda for the Wednesday, July 8, 2020 as submitted. On a voice vote; **MOTION CARRIED**

**MINUTES**

**MOTION** by Burke Smith, supported by Reed, to accept the minutes from the April 13, 2020 regular meeting. On a voice vote; **MOTION CARRIED**

**PUBLIC COMMENTS ON AGENDA ITEMS**

None

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

**MOTION** by Banfield, supported by Burke Smith, to keep the Master Plan as is since it is still relevant and revisit in the 2022 fiscal year to update the Master Plan.

Zuzga stated that the Michigan Planning and Zoning Enabling Act requires us to look at the City Master Plan every five years and at that point it needs to be determined if we still think it's relevant, if it can be amended or does it need to completely redone. He further stated that we are a year from having new census data, and that while there are things that need to be looked at, it makes more sense to wait for the census data to be available. He stated that he recommends that we leave it as it for now and revisit in the 2021-2022 fiscal year when we have more information. He further stated that there

are some things staff can do in house if we're going to keep the goals and just make minor changes, but that if a complete overhaul is needed, we would need to contract it out.

McNiff questioned whether Zuzga believed it would need to be completely overhauled or if minor changes would suffice. Zuzga replied that minor changes could get us through for a couple years, but that there are properties within the future land map that need to be changed.

Schwartz stated that the river district needs to be looked at. McNiff added that we need to free up more residential areas. Nelson stated that the census data should give us a better indication of our needs. Banfield stated that one of the main reasons to relook at the Master Plan is to get input on the future and since people are only concentrating on surviving right now, that hopefully in a year we should be able to look at it. He further stated that future developers look at the Master Plan and how we are organized when deciding whether to work within a city and that having a Master Plan that hasn't been changed in a decade could pose a problem.

McNiff questioned if there was anything that was need to maintain our status as a redevelopment ready community. Zuzga stated that this meeting is a step in that process and that the recertification was being worked on by City Staff.

Banfield stated that the cost of a contractor to redevelop the plan if needed should be included in the budget.

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

**OLD BUSINESS**

None

**PUBLIC COMMENTS NOT ON AGENDA**

None

**REPORTS**

Nelson stated that the site plan for the Delta One facility at 343 S Mulberry would be coming soon.

Davis stated that MAEDA held 3 interviews for a new CEO, none of which were local. One of those interviewed has DDA experience while another has fun a decent sized Chamber of Commerce.

**ADJOURN**

Planning Commission adjourned at 7:23 p.m.

Submitted by,

Michelle Eubank

**MARSHALL PLANNING COMMISSION**  
Staff report for September 9, 2020

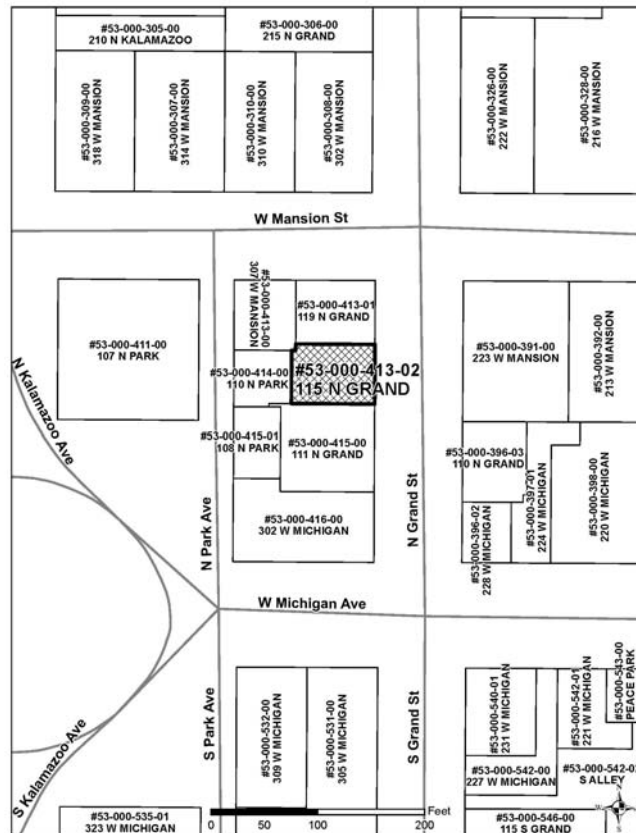
**To:** Planning Commissioners  
**From:** Trisha Nelson, Planning and Zoning Administrator  
**Subject:** Rezoning Request #RZ20.02 – 115 N. Grand. Rezone from POSD (Professional Office Service) to R-3 (Traditional Residential)

**SUMMARY**

Eric Young is seeking to rezone his property at 115 N. Grand from POSD (Professional Office Service) to R-3 (Traditional Residential).

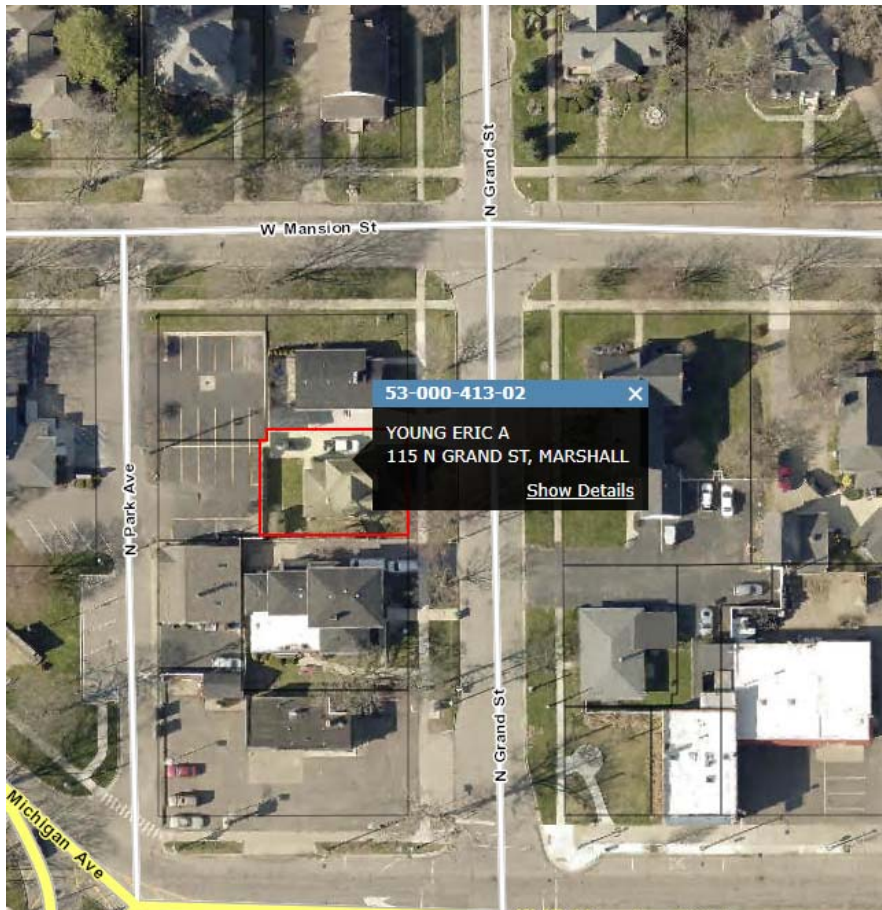
**BACKGROUND**

Mr. Young approached the City to rezone the property for residential use. A rezoning of the property will allow the property to be used as a residential home and assist with the sale of the property. For reference, Planning Commission and City Council approved the rezoning of the neighboring property of 119 N. Grand Street earlier this year



The property has been utilized as a residence. It was discovered when listing this property for sale that it is zoned POSD. Directly to the north of the property, the zoning along W. Mansion Street is R-3 as well; however, according to the Future Land Use Map in the City Master Plan it is characterized as "Downtown Mixed Use".

The Planning Commission must decide whether the requested zoning classification of R-3 Traditional Residential is suitable for the property and work through the rezoning criteria worksheet.



### **RECOMMENDATION**

After hearing public comment, it is recommended the Planning Commission formulate a recommendation to City Council. The Council will receive the recommendation request at their September 21, 2020 meeting.

**ZONING DISTRICT AMENDMENT APPLICATION**  
For Changing Zoning District Designation  
Fee: \$200

**PROPERTY OWNER NAME (Last, First):** Young, Eric

**ADDRESS (House Number and Street):** 115 N. Grand St.

**CITY, STATE, ZIP:** Marshall, Mi, 49068

**TELEPHONE:** 312.881.9910

**EMAIL ADDRESS:** eay1969@yahoo.com

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**I would like to rezone my property from commercial to Residential because** I'm selling the property

- ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM

**ADDRESS OF SUBJECT PROPERTY:** 115 N. Grand St.

**EXISTING AND PROPOSED USE OF PROPERTY:** Residential

**NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc. HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:**

**OWNER'S SIGNATURE:** Eric Young **DATE:** July 20, 2020

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-OFFICIAL USE-

CASE # \_\_\_\_\_ FILING DATE \_\_\_\_\_ FEE PAID \_\_\_\_\_ RCD BY \_\_\_\_\_

APPROVED FOR PC MEETING DATE \_\_\_\_\_

July 24, 2020

To whom it may concern. The request for rezoning from grandfathered office use to residential is from the future owner. They have no intention of wanting commercial zoning and wish to be residential. Thank you for your assistance with this matter.

Kind regards,

Eric

A handwritten signature in blue ink, appearing to read "Eric A. Y. G.", with a long, sweeping flourish extending to the right.

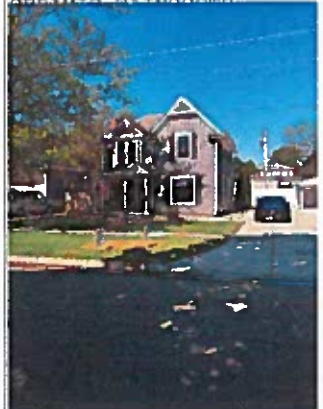
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATKINSON DANIEL/CYNTHIA A	YOUNG ERIC A	115,000	10/30/2015	WD	ARMS LENGTH	4011/821	PTA	100.0
STANDARD FEDERAL BANK	ATKINSON DANIEL	105,000	09/15/2004	WD	NOT USED	2901/22	INSTRUMENT	100.0
GE CAPITAL MTG SERVICES	LARSON SUSAN	0	10/30/2003	IV	NOT USED	2747/604		0.0
LARSON SUSAN	STANDARD FEDERAL BANK	30,704	10/24/2003	IV	SHERIFF'S DEED	2748/611	INSTRUMENT	0.0

Property Address	Class: RESIDENTIAL - IMP	Zoning: POSD	Building Permit(s)	Date	Number	Status
115 N GRAND ST	School: MARSHALL					
	P.R.E. 100% 10/30/2015	Hist. Dist: X				
Owner's Name/Address	MAP #:					
YOUNG ERIC A 115 NORTH GRAND ST MARSHALL MI 49068	2019 Est TCV 121,886 TCV/TFA: 91.92					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 007.007 - HISTORIC								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MARSHALL CITY, LOWER VILL BLK 15 N 50' OF E 78.67' OF LOT 4 S 6' OF E 74.25' OF LOT 3.				ALL LOTS	50.00	79.00	1.0419	0.7257	600	100		22,684
				ALL LOTS	6.00	74.00	1.0419	0.7024	600	100		2,635
				56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								25,319

Comments/Influences	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
10/03 LISTED \$132,900	D/W/P: Asphalt Paving	2.42	476	47	541
REDUCED 2-19 133,900	D/W/P: 3.5 Concrete	5.14	20	47	48
LISTED 11-27 \$149,000	D/W/P: Flagstone/Sand	16.39	80	72	944
1999 INSPECTION- 8X10 SHED WITH VINYL SIDING, GABLE ASPHALT SHINGLE ROOF ON A CONCRETE SLAB.	Wood Frame	25.20	80	91	1,835
2014 NEW/ADD PER LISTING INFO AND PHOTOS, ADDED BLT IN MICRO, UNVENTED FAN, GREENS ALTHOUGH	Total Estimated Land Improvements True Cash Value =				3,368

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2019	12,700	48,200	60,900		
Rolling	2018	12,700	46,000	58,700			58,700S
Low	2017	11,800	46,000	57,800			57,613C
High	2016	11,000	46,100	57,100			57,100S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TS	11/18/2015	SALE INSPE	2018	12,700	46,000	58,700			58,700S
SML	09/23/1999	INSPECTED	2017	11,800	46,000	57,800			57,613C
			2016	11,000	46,100	57,100			57,100S

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



# Rezoning Criteria

For amendment requests to change, create, extend or reduce a mapped zoning district, the Planning Commission and City Council shall use the following as a guide:

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.

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B. The property cannot be reasonably used as zoned.

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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.

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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.

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

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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.

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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.

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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.

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I. There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning.

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

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# City of Marshall

323 West Michigan Avenue - Marshall, MI 49068-1578 - Phone (269) 781-5183 - FAX (269) 781-3835



Marshall Town Hall ca: 1857

Dear Property Owner:

The City of Marshall Planning Commission will hold a public hearing to hear public comments regarding Rezoning Request #RZ20.02 for 115 N. Grand, parcel #53-000-413-02, to rezone from POSD (Professional Office Services) to R-3 (Traditional Residential).

**September 9, 2020 at 7:00 p.m.**  
**Training Room at City Hall**  
**323 W. Michigan Avenue, Marshall, MI 49068**



Any property owner or their representative, or any interested person is invited to participate in the meeting to be held as noticed above. Written response can be sent to or hand delivered to the attention of the Planning Commission, 323 W Michigan Ave., Marshall, Michigan 49068. Please direct any questions to Trisha Nelson (269) 781-5183.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Trisha Nelson, 323 W. Michigan Avenue, by calling (269) 781-5183, or by email [tnelson@cityofmarshall.com](mailto:tnelson@cityofmarshall.com) no later than 3 days prior to the scheduled meeting or event.