

MARSHALL CITY PLANNING COMMISSION
Wednesday, January 12, 2022 at 7:00 p.m.
City Hall, Council Chambers, 323 W. Michigan Ave., Marshall, MI

Call to Order

Roll Call

Approval of Agenda

Regular Meeting of the Planning Commission, January 12, 2022

Approval of Minutes

Minutes from November 10, 2021

Public Comments on Agenda Items

Public Hearings

New Business

1. Receive and set Public Hearing for February 9, 2022 for Planning Commission Draft Capital Improvements Plan 2022-2028
2. Receive Zoning Amendment Request #RZ22.01 for 108 N. Park Avenue and 302 W. Michigan Avenue
3. Schedule a public hearing for February 9, 2022 for Zoning Amendment Request #RZ22.01 to rezone 108 N. Park Avenue and 302 W. Michigan Avenue from POSD-Professional Office Service District to B-3-Neighborhood Commercial District.
4. Discuss Training for Board Members

Old Business

Public Comment on Non-Agenda Items

Reports

Adjournment

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 10, 2021**

In a regular session, Wednesday, November 10, 2021 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 Burke Smith, Fitzgerald, Hall(late), Longyear, McNiff Reed, and C. Zuzga

Members Absent: Commissioner Zuck and Council Liaison Wolfersberger

Staff Present: Trisha Nelson, City Clerk & Planner
Eric Zuzga, Director of Community Services
Scott McDonald, Director of Public Safety
Tom Tarkiewicz, City Manager
Kevin Maynard, Electrical Director

AGENDA

MOTION by McNiff, supported by Burke Smith, to accept the agenda for the Wednesday, November 10, 2021 as submitted. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by McNiff, supported by Reed, to accept the minutes from the October 13, 2021 regular meeting. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

Chair Banfield opened the Public Hearing on Zoning Ordinance Amendment to repeal "Hoop Houses" and to prohibit such use.

David Revore, City Attorney, stated the ordinance came into effect around a year ago by way of a company wanting to expand their footprint to an outdoor grow. After discussions it was determined that an outdoor grow was not something that the city was interested in at which point hoop houses became a plan. After the ordinance was put in place and a Special Land Use granted to the interested company it was decided that it would be too cost prohibitive, as well as problems finding personnel, and they decided not to move forward with the project. At that point discussions happened with the LDFA, it was determined that there was a lot of land and resources that would be allocated to these grows for minimal taxable value. Revore further stated that while this would prohibit any future use of hoop houses, that the original company that was

granted the SLU would be allowed to have it as a legal nonconforming use, as long as it was within the time period allowed by the original SLU.

McNiff stated that she did not like that the commission was being asked to recommend and then repeal the same ordinance in a year's time and that she did not want to see the issue coming back before the commission. Revore stated that there is no interest on any party's part of this coming back. Burke Smith stated that odor mitigation has been a problem with several of the grows and she doesn't see allowing hoop houses back at any point due to that issue. Revore replied that was a fair statement and that while there has been growth and changes within the industry in Marshall, he does not see this ever coming back.

C Zuzga stated that the SLU was contingent on the site plan receiving approval, which it never did, so it can't be legal nonconforming. Revore stated that City Council did approve the SLR and that at the end of the 3 years from the SLU being approved it would cease to exist. C Zuzga questioned if there was anything in ordinance that stated that is an SLU does not proceed that it ends. Nelson stated that while there is provisions for site plans not moving forward, she did not believe there was for SLUs. Reed questioned if there was still time for the company to fix the conditions and proceed with the grows. C Zuzga stated that she found in the ordinance that if an SLU does not commence within one year that it is null and void. Revore stated that city council is looking to repeal the general law ordinance in reference to Hoop Houses as well.

Chair Banfield closed the Public Hearing on Zoning Ordinance Amendment to repeal "Hoop Houses" and to prohibit such use.

NEW BUSINESS

MOTION by McNiff, supported by Burke Smith, to recommend Zoning Ordinance Amendment to repeal "Hoop Houses" and to prohibit such use to City Council. On a voice vote; **MOTION CARRIED.**

Tarkiewicz stated that the new City Electrical Director, Kevin Maynard, as well as representatives from GRP and ITC who have been working on the project will be speaking on the proposed site plan #SP21.03 for 11301 Old US 27 S from the City of Marshall for the Brooks Substation.

Michael McGeehan, of GRP, stated that the proposed project is a combined project between ITC and the City of Marshall that would put in two substations that would work together. The ITC substation will be bringing in transmission lines to their substation which the city would then bring down the voltage and have distribution lines that leave their substation. The distribution lines would primarily serve the Brooks Industrial Park and the Lyon Lake circuit as well as providing redundancy for the rest of the city. He further stated that a study was done and that the city is in need of this substation to be able to continue to provide the same reliability to customers within the ever-expanding industrial load that is being required. The proposed site will cover a total of 3 acres of the lot with the western side of the parcel being split to allow ITC to own the parcel on which their substation will sit, with both substations being of the typical look for a substation. He further stated that each company will have their own control facility with the City's housing protective equipment and distribution equipment and be similar to the existing substations on Pearl and Brewer.

Hall questioned what would happen if the project did not move forward. McGeehan stated that the study looked at the load growth that was planned to be coming in versus what was currently being used and compared that to how much load we allow the system to carry at any given time. The report showed that if we did not create a new substation there would be minimal redundancy in the system and that additional lines would need to be built. He further stated that if a transformer were to blow on one of the existing substations, the current wait time is 65-125 weeks for a replacement while those customers would be without power. If the new substation does not proceed, we would lose reliability and potentially have a loss

of service for an extended period of time. Hall questioned if there would be any eyesores. McGeehan stated that the tallest structures would be coming in from the rural areas. He further stated that screening on the north would be provided with trees, while the eastern side would leave the natural vegetation and the elevation changes to allow for natural screening. He further stated that given the essential nature of the project, some beauty will need to be given up.

McGeehan stated that there would be a paved driveway with limestone on the ground at the site along with an 8ft chain link fence with site lighting. Banfield questioned if the lights were on at all times. Jim Tedder of ITC stated that it would not be lit at all times, only on an as needed basis, so if no one is working there would be no lights. Banfield questioned if it met FAA standards with the proximity to the airport. McGeehan stated that they had not submitted to the FAA at this point. Burke Smith questioned if they expect any challenges from the FAA. McGeehan stated that he doesn't believe they will come back and say they can't have it given the distance but that they may require additional safety features.

Tedder stated that he had been working on the project for approximately two and a half years and that after working with the townships, they have secured the required easements to put in the towers to get from the existing transmission lines to the new substation. Banfield questioned if they would be crossing I69. Tarkiewicz stated that they would need to as they plan to tie into the existing substation on 15 Mile Road and then proceed the 3 miles from there to the proposed site.

Banfield questioned if this is all the power the city would need, if it would suffice for the next twenty years. McGeehan stated that space is being reserved on both sites should the need for additional transformers for additional power be necessary. Banfield questioned if there are any health or welfare concerns that need to be addressed. McGeehan stated that there are no health concerns and that during normal operations the only noise would be from the transformers, which won't be heard once you get outside the gates.

C Zuzga questioned if there was any screening being providing along the southern property line to allow for residents on the south side across the field to not have to look at the substation. McGeehan stated that there was not at this time.

MOTION by McNiff, supported by Reed, to receive Site Plan Application #SP21.03 for 11301 Old US 27 S from the City of Marshall for the Brooks Substation. On a voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Burke Smith, to approve Site Plan Application #SP21.03 for 11301 Old US 27 S from the City of Marshall for the Brooks Substation. On a voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Reed, to approve Planning Commission Meeting Dates and Submission Deadlines for 2022. On a voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Burke Smith, to nominate Banfield for Chair of the Planning Commission for 2022. On a voice vote; **MOTION CARRIED.**

MOTION by Burke Smith, supported by Fitzgerald, to nominate McNiff for Vice Chair of the Planning Commission for 2022. On a voice vote; **MOTION CARRIED.**

Nelson stated that currently on the Joint Planning commission Banfield is serving until November 2022, Burke Smith until November 2023, McNiff is the alternate ending November 2023, and that Reed is up for reappointment with a term ending in 2024. Banfield reappointed Reed for the new term.

OLD BUSINESS

None

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Fitzgerald stated that he has lived in Marshall for 25 years. He retired from the Michigan State Police in 2020 and was hired by Consumer's Energy for security.

Longyear stated that he has lived in Marshall since 2003. He has held a few positions including teaching, law enforcement and is currently working for his family business in the industrial park. He stated that he has 2 boys and volunteers for coaching in various sports.

Burke Smith stated that the commission should think about starting to require parking for electric vehicles when private companies come in. She believes that it is coming down the road and is something that should be considered on a small scale.

Hall stated that she has lived in Marshall for 3 years and is currently an RN and a real estate agent. She owns property in Albion but lives in an apartment downtown.

Banfield stated that he went to an open house for the downtown area. He felt it was a great presentation and that everyone should be aware of some of the proposed changes to make is a nice usable space.

ADJOURN

Planning Commission adjourned at 8:08 p.m.

Submitted by,

Michelle Eubank



ADMINISTRATIVE REPORT
January 12, 2022 – Planning Commission Meeting

TO: Planning Commission Members

FROM: William Dopp, Treasurer/Deputy Finance Director
Trisha Nelson, Planning & Zoning Administrator

SUBJECT: Schedule a Public Hearing for Adoption of the July 1, 2022 – June 30, 2028 Capital Improvement Program

BACKGROUND: Each year the City of Marshall prepares a six-year Capital Improvement Program (CIP) that is formally adopted by City Council. This six-year CIP (spreadsheet attached) is the guide for future capital needs and resource allocation for the City of Marshall.

Beginning in October, staff began to update the previous CIP to address the changes impacting the six-year plan and add the latest fiscal year, 2027-28. The Director's Team assembles the data and analyzes the needs and the potential revenue resources.

Under the Michigan Planning Enabling Act (PA 33 of 2008) and Marshall City Charter, the Planning Commission is required to review the projects proposed in the Capital Improvement Plan that require site plan reviews and to set a public hearing to adopt the CIP for those projects.

RECOMMENDATION: Set a public hearing for February 9, 2022 for discussion and public comment regarding the proposed July 1, 2022 through June 30, 2028 Capital Improvement Program items that will need site plan review by the Marshall City Planning Commission.

FISCAL EFFECTS: None.

ALTERNATIVES: As recommended

Respectfully submitted,

A handwritten signature in black ink that reads "William C. Dopp" followed by a stylized initial "D".

A handwritten signature in black ink that reads "Trisha Nelson".

William Dopp
Treasurer/Deputy Finance Director

Trisha Nelson
Planning & Zoning Administrator

323 W. Michigan Ave.

Marshall, MI 49068

p 269.781.5183

f 269.781.3835

cityofmarshall.com

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
295	Airport	Pavement Marking and Crack Sealing	1	10	General Fund 5%, FAA Allocation 90%, State 5%	Replacement of pavement markings and crack sealing as necessary. Participation in the MDOT crack sealing program to prolong the life of the airport runway and taxiways.		\$1,750		\$1,500			\$3,250	\$61,750	\$65,000	C
295	Airport	North Perimeter Fence	2	20	General Fund 5%, FAA Allocation 90%, State 5%	Design and installation of a fence on the north perimeter of the airport property for safety reasons (wildlife and proximity to new Emerald Hills Development).					\$1,000	\$8,500	\$9,500	\$180,500	\$190,000	C
295	Airport	North Apron and West Parallel Taxiway Rehabilitation	1	15	General Fund 5%, FAA Allocation 90%, State 5%	Engineering and Construction of North Apron and West Parallel Taxiway	\$3,000	\$34,500					\$37,500	\$712,500	\$750,000	C
295	Airport	Airport Master Plan (ALP Update)	2	20	General Fund 5%, FAA Allocation 90%, State 5%	Update of the Airport Master Layout Plan which is used as a guide for future development on the airport grounds. Funding is \$225,000 Federal, \$12,500 State, and \$12,500 City.				\$12,500			\$12,500	\$237,500	\$250,000	C
295	Airport	Land Acquisition	3	50	General Fund/LDFA	Purchase of 66.34 acres from the Udell Trust for airport and Industrial Park expansion. Purchase would have to be funded by City/LDFA and reimbursement for portion used by airport can be pursued using our annual allocation.					\$600,000		\$600,000		\$600,000	PC
TOTAL							\$3,000	\$36,250	\$0	\$14,000	\$601,000	\$8,500	\$662,750	\$1,192,250	\$1,855,000	
711	Cemetery	Cemetery Road Paving Project	2	20	Cemetery Trust Fund	Finishing the drives in the cemetery will provide a clean and solid surface during inclement weather for those visiting their loved ones during a funeral service.	\$18,000	\$18,000					\$36,000		\$36,000	C
711	Cemetery	Cemetery Expansion to Meet Future Demand	2	150	Cemetery Trust Fund	Cemetery has two sections left holding 500 spaces for purchase. The number available will shrink exponentially as families begin having trouble finding blocks of spaces available for family plots. This will drive many to seek alternate locations. \$35,000 Design - \$100,000 Construction.	\$35,000		\$100,000				\$135,000		\$135,000	PC
TOTAL							\$53,000	\$18,000	\$100,000	\$0	\$0	\$0	\$171,000	\$0	\$171,000	
101	DDA	South Activation Zone	2	30	General fund	The City and DDA have embarked on design for a Activation Zone in the area including parking lots 9, 10, and 11 as well as improved garbage management and a social area within Lot 10. On street parking is also part of the project in the 200 block of West Green Street and the 100 block of South Jefferson Street.		\$450,000	\$100,000				\$550,000		\$550,000	PC
101	DDA	North Activation Zone	2	30	General fund	The proposed Social Area will be a 4,000 square foot community area with tables and chairs in the northern portion of lot 10 along the south alley. The proposed trash component will be a coral for business use. The businesses to be served are those located along Michigan Avenue between Eagle Street and Jefferson Streets.				\$450,000		\$100,000	\$550,000		\$550,000	PC
101	DPW	DPW building master plan		2	General Fund	I would like to add a DPW building master plan, to maximize space for the building at 619 Homer Rd. This will help the city understand the changes needed to maximize space.	\$40,000						\$40,000		\$40,000	C
101	City Hall	Generator	1	30	General Fund	Installation of a natural gas generator to provide service to City Hall in the event of an outage. The current generator is not operational. Radio Service for 911 and all city operations depends on a tower at City Hall. A loss of electrical service will cause major issues for 911.	\$40,000						\$40,000		\$40,000	C
101	City Hall	Audio Visual Upgrades	1	10	General Fund	Audio visual upgrades to the Training Room, Conference Room, and Council Chambers. The functionality would allow video conferencing to each room, replace the current council room video and audio systems, provide a smart board function.	\$76,267						\$76,267		\$76,267	C
101	PSB	Generator	1	30	General Fund	Installation of a natural gas generator to provide service to PSB in the event of an outage. This will allow PSB to operate during any long-term loss of electrical service, ensuring reliability for FiberNet and other city departments.	\$100,000						\$100,000		\$100,000	C
101	PSB	Audio Visual Upgrades	2	10	General Fund	Audio visual upgrades to the Training Room and Conference Room.	\$25,837						\$25,837		\$25,837	C
101	City wide	Sidewalk repairs		20	General Fund	Increase monies spent each year on sidewalk repairs to meet the current repair needs in town. Many sidewalk areas are in need of repairs but our current repair spending fall short. Year after year sidewalk repairs are put off which creates liability issues. This increase of monies will help with sidewalk repairs to keep up with repair demands.	\$25,000						\$25,000		\$25,000	C
TOTAL							\$307,104	\$450,000	\$100,000	\$450,000	\$0	\$100,000	\$1,407,104	\$0	\$1,407,104	
207	MRLEC	MRLEC Flooring	3	10	MRLEC Operations	MRLEC building has several carpeted areas that are highly trafficked, The carpet will be 10 years old in 2025			\$50,000				\$50,000		\$50,000	C

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
207	MRLEC	Front Parking Lot Expansion	3	40	MRLEC Operations	A need for additional parking has been identified at MRLEC. There are numerous times each month where the parking lot is overflowing because of trainings or events at MRLEC. The expansion will help solve this issue. The estimated cost (with assistance of the Marshall DPW) of expanding the parking lot is \$50,000. The new section will be added to the 5 year maintenance schedule for resurfacing.		\$50,000					\$50,000		\$50,000	PC
207	MRLEC	MRLEC Roof Repair	1	20	MRLEC Operations	Several leaks in the roof have been located on the MRLEC Barn Building. These leaks have been a problem for many years, and can be traced back to the original contractor. When it rains a significant amount of water leaks through the roof. The estimated cost of fixing the roof is \$40,000. This is in need of being fixed immediately before more related damage occurs. The fix should secure the roof for the next 20 years.		\$40,000					\$40,000		\$40,000	C
207	MRLEC	MRLEC Window Security Film	3	20	MRLEC Operations	After a recent visit by some "civilian auditors" we found a need for added security measures on our windows at MRLEC. Our current windows are clear and are not bullet resistant. Per LEIN regulations all secured areas with LEIN materials must not be open to the public and requires blinds or film to be added to the windows to prevent viewing of this material. In addition, there have been several incidents around the nation where subjects have opened fire on Police Stations. The addition of a reflective ballistic film will add to the security of our facility and add compliance to our LEIN policies. The estimated cost of adding the film is \$24,000 and is estimated to last 20 years.		\$25,000					\$25,000		\$25,000	C
207	MRLEC	Audio Visual Upgrades	2	10	MRLEC Operations	Audio visual upgrades to the Training and EOC Rooms	\$24,805						\$24,805		\$24,805	C
207	MRLEC	Defensive Tactics Room Flooring	3	15	MRLEC Operations	The MRLEC Building was designed with a defensive tactics training room where officers can practice physical control of others and hand to hand fighting. The original plans called for a padded floor but was removed for an unknown reason	\$6,500						\$6,500		\$6,500	C
TOTAL							\$31,305	\$115,000	\$50,000	\$0	\$0	\$0	\$196,305	\$0	\$196,305	

298	Downtown Development Authority	DDA Parking Lots (8,13,14,15)	2	15	DDA Revenues	Mill and pave downtown parking lots #8, 13, 14, 15					\$78,400		\$78,400		\$78,400	C
298	Downtown Development Authority	DDA Parking Lots (1, 4, 5, 6, 7)	2	20	DDA Revenues	Mill and pave downtown parking lots #1, 4, 5, 6, 7			\$115,200				\$115,200		\$115,200	C
TOTAL							\$0	\$0	\$115,200	\$0	\$78,400	\$0	\$193,600	\$0	\$115,200	

296	LDFA	Oliver Drive Extension	3	30	LDFA reserves and possible Bond	Extension of Oliver Drive, water, and sewer infrastructure to serve over 100 acres of undeveloped industrial zoned property				\$550,000			\$550,000		\$550,000	PC
296	LDFA	Udell Property Lift Station	3	30	LDFA reserves and possible Bond	Addition of a new sanitary lift station to serve 100+ acres of industrial zoned property. Exact location of station on property to be determined.					\$400,000		\$400,000		\$400,000	C
296	LDFA	Industrial Park Street Rehabilitation	2	15		Mill and overlay of Adams, George Brown, Brooks, and Wooley Drives in the Industrial Park. Each street is in need of maintenance due to their age and condition.	\$359,700						\$359,700		\$359,700	C
296	LDFA	Pedestrian Path LDFA	2	15		Construction of an 8' wide path connecting the Industrial Park to the south NIA and rest of town. Council has made a goal of increased walkability and we have seen an increased level of pedestrian activity to and from the Industrial Park.				\$166,700			\$166,700		\$166,700	PC
296	LDFA	Pratt Avenue Rehabilitation	2	15		Mill and overlay of Pratt Avenue as it will be in need of maintenance due to age and condition.				\$413,500			\$413,500		\$413,500	C
TOTAL							\$359,700	\$0	\$0	\$963,500	\$166,700	\$400,000	\$1,889,900	\$0	\$1,889,900	

247	NE NIA	Eastside Redevelopment Infrastructure	1	20	NIA TIF Capture	Infrastructure necessary to allow the redevelopment of the Land Bank property off of East Dr/Mann. Extension of water, sewer, storm sewer, roads, and sidewalks for the development. Does not include electric or fiber extension at this time.		\$1,341,900					\$1,341,900		\$1,341,900	PC
247	NE NIA	Mann Extension	3	20	NIA TIF Capture	Infrastructure necessary to allow the extension of Mann to O'Keefe allowing the development of 10 acres for additional housing opportunities. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.					\$1,520,700		\$1,520,700		\$1,520,700	PC

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247	NE NIA	Pratt Park Future Phases	3	20	NIA TIF Capture	Infrastructure necessary to allow for the development of future phases of Pratt Park for housing opportunities. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.					\$3,172,800		\$3,172,800		\$3,172,800	PC
247	NE NIA	Briarwood Extension	1	20	NIA TIF Capture	Infrastructure necessary to allow the development of Briarwood and the extension of Forest to O'Keefe. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.		\$547,100					\$547,100		\$547,100	PC
TOTAL							\$0	\$1,889,000	\$0	\$0	\$4,693,500	\$0	\$6,582,500	\$0	\$6,582,500	

248	S NIA	Emerald Hills Phase 2	1	20	S NIA TIF Capture	Extension of sewer, electric, fiber, streets, etc. to add or create buildable lots	\$2,161,700						\$2,161,700		\$2,161,700	PC
248	S NIA	Emerald Hills Phase 3	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the third phase of the emerald hills subdivision which includes the planned multi-family units (6 buildings). Extension of water, sewer, storm sewer, roads, and sidewalks for the development.		\$780,000					\$780,000		\$780,000	PC
248	S NIA	Emerald Hills Phase 4	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the fourth phase of the emerald hills subdivision which includes 42 housing units. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.			\$1,142,100				\$1,142,100		\$1,142,100	PC
248	S NIA	Emerald Hills Phase 5	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the second phase of the emerald hills subdivision which is 98 housing units. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.					\$3,550,600		\$3,550,600		\$3,550,600	PC
248	S NIA	Emerald Hills Pedestrian Path	3	15	S NIA TIF Capture	8' wide path built between Circle Drive and the Airport on the east side of South Kalamazoo. This would improve walkability for the proposed development, Fairway meadows, and the surrounding neighborhood. This would be a connection between downtown and the extension of a path from the airport to the industrial park (which is included in LDFA CIP).				\$118,300			\$118,300		\$118,300	PC
TOTAL							\$2,161,700	\$780,000	\$1,142,100	\$118,300	\$3,550,600	\$0	\$7,752,700	\$0	\$7,752,700	

582	Electric	South Substation Improvements	2	40	Electric Fund	The Project includes replacement of two circuit reclosers, addition of transformer protection, removal of 4,160-volt circuit fusing, and repair of various bushings.			\$100,000				\$100,000		\$100,000	C
582	Electric	Supervisory Control and Data Acquisition (SCADA) System Replacement	2	20	Electric Fund	The Electric SCADA System is used to monitor and control various Power Plant and Electric Distribution System functions, including breaker operations, alarms, feeder voltage, current and loads, etc. The existing SCADA System is ten years old. The manufacturer no longer provides hardware or software support for this critical Electric Department equipment. The Project includes purchase and installation of a new SCADA System that will provide even greater functionality.	\$100,000						\$100,000		\$100,000	C
582	Electric	Marshall Hydroelectric Project Regulatory/Compliance Costs	1	N/A	Electric Fund	The Marshall Hydroelectric Project is licensed by the Federal Energy Regulatory Commission (FERC). The FERC license contains various regulatory and compliance requirements, including periodic Part 12D dam safety inspections. A Part 12D inspection is a detailed review of the design, construction, performance, and current condition assessment of the hydroelectric project.	\$200,000						\$200,000		\$200,000	C
582	Electric	Brooks Substation	1	40	LDFA	Design and construct a new 100 MVA 138-kV to 12,470-volt substation in the Industrial Park to provided needed capacity to serve anticipated additional electric requirements of MPM and other Industrial Park customers.	\$6,000,000						\$6,000,000		\$6,000,000	PC

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582	Electric	Replace Tie 1 and 2 underground cable	2	40 years	Electric Fund	A portion of the two main express feeder cables from Pearl St. Substation to the Powerhouse are underground and in a duct system. They have been in service for 35 years and have met their life expectancy. The feeder cables are the main source of power to the City's electric load and are the connection to the grid for the City's internal generation. Because they are a critical component of the electric system the cables should be modernized.	\$700,000	\$700,000					\$1,400,000		\$1,400,000	C
582	Electric	Repair Brick (re-tuck joints & seal)	3	50	Electric Fund	General maintenance of the brick structures. This is a historical site.			\$70,000				\$70,000		\$70,000	C
582	Electric	Replace Windows	3	50	Electric Fund	Existing windows are the original single pane steel framed and not energy efficient. Many of the window sills and frames are deteriorated to the point that water is coming in and further damaging the building.		\$50,000	\$50,000				\$100,000		\$100,000	C
582	Electric	Pearl St. Substation 7.2/12.5 KV Upgrade	2	40	Electric Fund - Revenue Bond	Modernize obsolete 7.2/12.5 KV cubicle breaker and bus systems with open-air system to improve operations and increase safety		\$1,000,000					\$1,000,000		\$1,000,000	C
582	Electric	Pole Replacement and Line Reconstruction	2	40	Electric Fund	Wooden poles have an estimated service life of 33-40 years. To maintain safe, reliable electric service, replacement of old and unsafe poles must be performed on an annual basis.	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020	\$46,371	\$258,736		\$258,736	C
582	Electric	AMI Project	2	20	Electric Fund - Bond	The Automated Metering Infrastructure (AMI) Project consists of hardware, software, communications and metering that will allow electric meters to be read remotely, in the same manner that water meters are now read. The system is designed to reduce operating expenses and provide additional services to customers.		\$900,000					\$900,000		\$900,000	C
582	Electric	Waldon Pond Underground Replacement	2	40	Electric Fund	Replace 40 year old underground electric system in the Waldon Pond Apartment Complex that services approximately 200 customers	\$140,000	\$144,200	\$148,526	\$152,982			\$585,708		\$585,708	C
582	Electric	Circuit Upgrade	2	50	Electric Fund	The municipal electric distribution system currently has two operating voltages, 4,160 volts and 12,470 volts. Circuits on each system cannot be directly tied together for maintenance and reliability purposes, limiting operational flexibility and reliability. The 4,160-volt system has greater resistance losses and less power-carrying capability than if its circuits were operated at 12,470 volts. Staff estimates approximately one-half of the electric distribution system operates at 4,160 volts. These 4,160-volt circuits should be upgraded to 12,470-volt operation as time and funds allow.	\$250,000	\$257,500	\$265,225	\$273,182			\$1,045,907		\$1,045,907	C
TOTAL							\$7,430,000	\$3,092,900	\$676,187	\$469,873	\$45,020	\$46,371	\$11,760,351	\$0	\$11,760,351	

101	Fire	Storage Shed	4	20	General Fund	Fire Department has very little storage area for maintenance equipment. We are currently using an old trailer to store lawn equipment and other limited use items. Marshall High School wood shop teacher has volunteered to build shed if we buy materials. I have material list for a 12X20 storage shed with an overhead door to store all this equipment.	\$7,500						\$7,500		\$7,500	C
101	Fire	Self-Contained Breathing Apparatus	3	10	General Fund/Grants	Our current Self Contained Breathing Apparatus was purchased in the beginning of 2018. They have a life expectancy of 10 to 15 years. This is mandated by MIOSHA and is National Fire Protection Association and Manufactures recommendations. We will need to replace these by the end of 2031.						\$250,000	\$250,000		\$250,000	C
101	Fire	Miscellaneous Fire & Medical Equipment	3	10	General Fund	We have needs for other types of equipment that has not been budget for. These include Fire Hose, Fire Hand Tools, Technical Rescue Equipment, Large Medical Equipment (AED & Chest Compression Device, Backboards ect.). These have no hard life expectancy dates, however every year hose has to be tested and replaced if it fails, same with medical equipment. Hand Tools have a tendency to break during operations. 10 years is a good timeline for most equipment.	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500		\$62,500		\$62,500	C

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
101	Fire	Auxiliary Fire Equipment	4	25	General Fund	We have auxiliary equipment such as compressor and fill station for SCBA Bottles and Oxygen Bottles and a hose washer for cleaning soiled fire hose after fires. These are items that will eventually need replaced in the future. They last a long time be we need to plan for replacement through the CIP. Is it better to plan a yearly contribution to CIP or just fund we needed if they need replaced.					\$75,000		\$75,000		\$75,000	C
101	Fire	Replace Fire Engine	1	20	General Fund	Need to purchase new fire engine to replace current 2003 fire engine. Most fire engines have a front line life expectancy of 15 years and if properly maintained can become a reserve apparatus for up to 10 years. We really don't have reserve apparatus we just cover with other front line apparatus and rely on mutual aide response from surrounding townships to fill the gap. When fire engine 12 was purchased it was a demo apparatus. So it was delivered with problems and has been problematic since they had it. With a new versatile fire engine with 1500+ gallon water tank and 1500gpm pump that is properly maintained we should get 25 years of service out of it.	\$700,000						\$700,000		\$700,000	C
101	Fire	Audio Visual Upgrades	2	10	General Fund	Audio visual upgrades to the Training Room	\$21,912						\$21,912		\$21,912	C
101	Fire	Fire PPE Extractor (Washer) & Drying Rack	2	20	General Fund	Our current PPE Washer/Extractor is 28 years old. It is small and is not effectively washing our gear. This is part of the NFPA requirements for maintenance of our new turnout gear. We do not have a PPE drying rack. We just hang gear where we can and wait for them to dry naturally. A drying rack allows us to hang up to 4 complete sets of gear and has a forced air blower attached. Would like ability to use funds approved last year for PPE since we have now received a FEMA grant for them. We will need to use 9100.00 for our match. I would also like to keep the rest and purchase 5 sets of new gear every couple years. This would allow us to have gear that does not come out of compliance all at the same time and in the mean time get us to the new recommendation of a back up set.	\$12,500						\$12,500		\$12,500	C
101	Police, Fire DPW	Community Risk Assessment, Standards of Cover and Long Term Operational Plan	1		General Fund	The MFD seeks to contract with an outside expert to assist them with several CFAI accreditation requirements.	\$60,000						\$60,000		\$60,000	C
TOTAL							\$814,412	\$12,500	\$12,500	\$12,500	\$87,500	\$250,000	\$1,189,412	\$0	\$1,189,412	

661	Motor Pool	2023 Purchases	1	Variable	Motor Pool	Replace 8 units	\$382,000						\$382,000		\$382,000	C
661	Motor Pool	2024 Purchases	1	Variable	Motor Pool	Replace 5 units		\$215,000					\$215,000		\$215,000	C
661	Motor Pool	2025 Purchases	1	Variable	Motor Pool	Replace 6 units			\$203,000				\$203,000		\$203,000	C
661	Motor Pool	2026 Purchases	1	Variable	Motor Pool	Replace 1 unit				\$450,000			\$450,000		\$450,000	C
661	Motor Pool	2027 Purchases	1	Variable	Motor Pool	Replace 1 unit					\$500,000		\$500,000		\$500,000	C
TOTAL							\$382,000	\$215,000	\$203,000	\$450,000	\$500,000	\$0	\$1,750,000	\$0	\$1,750,000	

101	Parks	Stuarts Landing Improvements	2	30	Grants & other	Rehabilitation of Stuart's Landing including the following updates: replace canoe/kayak launch, a new shelter, a linear path around the site, improved shoreline and river access, and related improvements.			\$0				\$0	\$910,000	\$910,000	C
101	Parks	Repair Brooks Fountain	1	25	General Fund	The Brooks Fountain is in need structural repairs	\$750,000						\$750,000		\$750,000	C
101	Parks	Riverwalk Repairs	1	30	General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.	\$50,000						\$50,000		\$50,000	C
101	Parks	Ketchum Park Land Acquisition	2	30	General Fund	Acquire land @ 1111 E. Michigan Ave and 741 E. Montgomery for Ketchum Park expansion.	\$250,000						\$250,000		\$250,000	PC
101	Parks	Athletic Field Renovations	2	7	General Fund	Athletic Field Resurface, clay replacement for pitching areas and batters boxes, level outfield with sand, replace all base pegs, new bases for all fields, fencing repairs	\$75,000						\$75,000		\$75,000	C
101	Parks	Ketchum Park Great Lawn	2	50	General Fund	LOWER KETCHUM COMMONS AND PROMENADE Work related to the establishment of the lower lawn commons, drainage system, and its perimeter pedestrian walkway. Also included is the main path between parking on Montgomery Street and the Rotary Bridge. Construction Cost: \$143,000 Construction and Soft Costs: \$185,900		\$185,900					\$185,900		\$185,900	C
101	Parks	Sand Volleyball Court Renovations	2	20	General Fund	Replace all fencing at Volleyball courts, remove current sand and equipment. Replace with sugar sand. Replace post with new. Replace nets.		\$75,000					\$75,000		\$75,000	C
101	Parks	Skate Park Equipment	4	30	General Fund	Adding up to date & safe skateboard equipment to existing skatepark	\$30,000						\$30,000		\$30,000	C
TOTAL							\$1,155,000	\$260,900	\$0	\$0	\$0	\$0	\$1,415,900	\$910,000	\$2,325,900	

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
101	Police	Taser Upgrade	3	5	General Fund	The Police Department issues each sworn officer the Axon Taser X-2 weapon as a less than lethal use of force option. National studies have shown the Taser as an effective means of applying force at a distance, thus minimizing the risks of injury to patrol officers from a physical altercation. Axon only warranties their devices for 5 years, and have typically phased in a newer model every five years. As they are a weapon that can cause injury or death, we should strive to keep the warranty in place. This is both for officer safety (if Taser malfunctions due to age), and to some degree of liability mitigation, as Taser may not legally support us if we are using an out of warranty device.		\$26,000					\$26,000		\$26,000	C
101	Police	Vehicle Changeover	2	5	General Fund	Cover labor to outfit all equipment to new vehicle, buy emergency lighting, radio and equipment console, weapons rack, video camera and radio upgrades, radars, bumpers, cage with restraints, and decal the vehicle for police use.	\$32,000	\$34,000	\$25,000	\$26,000	\$28,000		\$145,000		\$145,000	C

TOTAL \$32,000 \$60,000 \$25,000 \$26,000 \$28,000 \$0 \$171,000 \$0 \$171,000

208	Recreation	Replacement of Athletic Field Light System	2	30	Recreation Fund	The current lights on diamond #1 & #2 are approaching the end of their expected life. The entire system should be replaced.	\$200,000						\$200,000		\$200,000	C
208	Recreation	Seal Coating Athletic Field Parking Lot & Pathways. Striping of Parking Lot	1	12	Recreation Fund	Seal Coating Athletic Field Parking Lot & Pathways is considered routine maintenance.	\$35,000						\$35,000		\$35,000	C
208	Recreation	Ketchum Park Parking Lot	4	15	Recreation Fund	Mill and repave parking lot/paint parking spots						\$35,000	\$35,000		\$35,000	C
208	Recreation	Athletic Field Parking Lot	1	15	Recreation Fund	Mill and repave parking lot/paint parking spots						\$35,000	\$35,000		\$35,000	C
208	Recreation	Eaton Park Development	2	30	Recreation Fund/Local Grants	Construction of a new park facility that would provide pickle ball courts, splash pad, bathroom facility, new ADA improvements for accessing the athletic fields from the south, new playground, parking lots, and a basketball court.	\$1,500,000		\$2,000,000				\$3,500,000		\$3,500,000	PC
208	Recreation	Recreation Athletic Facility	3	30	Grants/Fund Raising	Construction of a Recreation Center that would include 2 basketball courts, community room, etc					\$6,000,000		\$6,000,000		\$6,000,000	PC

TOTAL \$1,735,000 \$0 \$2,000,000 \$0 \$6,000,000 \$70,000 \$9,805,000 \$0 \$9,805,000

202	Major Streets	West Drive and Verona Drive Sidewalks	2	15	Small Urban Grant/Act 51	Sidewalks		\$372,998					\$372,998	\$425,002	\$798,000	C
203	Local Streets	Replace and Mill/Pave High St	2	25	Act 51	Part of the Watermain Replacement Project for High St between Michigan Ave. and Forest St. The watermain replacement will be resurfaced, remaining area will be mill and pave. Sidewalks and ADA ramps will be installed as needed.			\$256,000				\$256,000		\$256,000	C
203	Local Streets	W. Prospect St. Paving	2	25	Act 51/Street Improvement Bond	Resurfacing of W. Prospect St from Mulberry St. to Sycamore St. as part of a watermain replacement project.	\$37,000						\$37,000		\$37,000	C
203	Local Streets	Fountain St. Paving	2	25	Act 51	Part of the Watermain Replacement Project for Fountain St between W. Hanover to Arms St. The watermain replacement will be resurfaced, remaining area will be mill and pave. Sidewalks and ADA ramps will be installed as needed.		\$65,000					\$65,000		\$65,000	C

TOTAL \$37,000 \$437,998 \$256,000 \$0 \$0 \$0 \$730,998 \$425,002 \$1,156,000

590	Wastewater	Wastewater Rate Study	1	4	Wastewater Fund	It has been several years since the City has commissioned a rate study from a consultant. The past few years our rate reviews have been a collaboration between Michigan Rural Water Association and City Staff. MRWA no longer provides this service due to staffing levels. City Staff will be involved with the process but a consultant with appropriate experience will be hire to perform the evaluation and provide rate recommendations.	\$25,000				\$35,000		\$60,000		\$60,000	C
590	Wastewater	Wastewater Laboratory Remodel	3	25	Wastewater Fund	Full remodel of outdated laboratory built in 1975, including cabinets, counter tops, fixtures, flooring, lighting, and lab safety equipment. We plan on retaining much of the existing lab equipment as that has been updated regularly.					\$250,000		\$250,000		\$250,000	C
590	Wastewater	Stand-by Generator at Fountain Street Lift Station	2	20	Wastewater Fund	Purchase and installation of new fully automated, natural gas-driven backup generator for Fountain Street Lift Station. Currently the only means of backup electrical power for Fountain Street Lift Station is a trailerable unit that must be relocated to the site in the event of a power failure. This same unit is needed at any lift station in town that may experience a power failure. Fountain Street is one of the City's more important lift stations. A dedicated unit permanently installed on site will allow the station to operate uninterrupted.	\$70,000						\$70,000		\$70,000	C
590	Wastewater	Channel Monster Cartridge Replacement	2	5	Wastewater Fund	Replace the cutter cartridge in the Channel Monster as recommended by the manufacture.				\$40,000			\$40,000		\$40,000	C

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
590	Wastewater	Expand WWTP Property	1	50	Wastewater Fund	Acquire a 5.5 acre portion of the Progressive Dynamics property immediately adjacent to the east property line to allow for expansion of headworks treatment.			\$75,000				\$75,000		\$75,000	PC
590	Wastewater	Muffin Monster cartridge replacement	2	5	Wastewater Fund	Replace the cutter cartridge in the in-line Muffin Monsters as recommended by the manufacture.	\$30,000					\$30,000	\$60,000		\$60,000	C
590	Wastewater	Aeration Blower Replacement	1	15	Wastewater Fund	The current aeration blowers were installed in 1999. Since that time our aeration needs have changed and these blowers provide more air than necessary. Technology has advanced to a level that we can meet today's needs and retain the ability to meet future needs by replacing our current centrifugal blower with one that may be controlled by VFD. The current blowers cannot be controlled by a VFD and must run at full speed.			\$80,000				\$80,000		\$80,000	C
590	Wastewater	Headworks & Equalization Basin Improvements	1	20	Wastewater Fund	Headworks improvements including grit removal and fine screening will extend the life of the downstream equipment.				\$4,000,000			\$4,000,000		\$4,000,000	PC
590	Wastewater	Master Plan	2	10	Wastewater Fund	Update the 2008 Master Plan	\$25,000						\$25,000		\$25,000	C
590	Wastewater	Sewer Lining	1	30	Wastewater Fund	Project will line sewers which have experienced failure and root penetration.	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$360,000		\$360,000	C
590	Wastewater	New Sludge Thickening/De-watering Process	2	20	Wastewater Fund	The current equipment will be 20 years old and the polymer agent used in the process is no longer produced. A suitable replacement is not expected. We have enough polymer to last about 4 years. With a new system, Class A biosolids may be achieved.			\$500,000				\$500,000		\$500,000	C
590	Wastewater	Clarifier Rehabilitation	3	25	Wastewater Fund - Possible Bonds	Rehabilitate concrete and steel structures in each of 4 clarifiers due to age and corrosion. Rehab/Replace clarifier drive mechanisms due to age and wear. Coat all concrete surfaces with marine grade coating.	\$400,000	\$425,000					\$825,000		\$825,000	C
TOTAL							\$610,000	\$485,000	\$715,000	\$4,100,000	\$345,000	\$90,000	\$6,345,000	\$0	\$6,345,000	

591	Water	S. Marshall Ave. Water Main Replacement	2	100	Water Fund	Replace undersized 4" cast iron water main on S. Marshall from Hughes St. to Raymond Rd.	\$186,700						\$186,700		\$186,700	C
591	Water	S. Marshall Ave. Water Main Replacement (Michigan to Spruce)	2	100		Replace undersized 6" cast iron water main on S. Marshall from Michigan to Spruce St. This main was installed in 1958 and will be past it's useful life.						\$301,021	\$301,021		\$301,021	C
591	Water	S. Marshall Ave. Water Main(Spruce to Clinton), line Clinton to Powerhouse	2	100		Replace 4" main on S. Marshall from Spruce to Clinton. This main is undersized and past its useful life. Line water main from Clinton to the Powerhouse. This main can be structurally lined under the railroad tracks and spillway to keep the project cost down.			\$525,520				\$525,520		\$525,520	C
591	Water	Water Treatment Plant SCADA Upgrade	1	20		Replace obsolete SCADA control equipment with new PLCs. This will allow the tracking of more data and the ability to program failures at a much cheaper cost.	\$60,000						\$60,000		\$60,000	C
591	Water	Replace Dump Truck 318	2	25		Replace truck 318 with F550.	\$55,000						\$55,000		\$55,000	C
591	Water	S. Kalamazoo water main lining	2	50		Line water main from Brooks Fountain south to Railroad tracks. Replacement of valves, hydrants and services through the entire area.			\$400,000				\$400,000		\$400,000	C
591	Water	Industrial Rd. Water Main Replacement	1	100		Replace 8" Water Main on Industrial Rd. from S. Kalamazoo to Dobbins and 6" water main on S. Kalamazoo from Industrial to RR tracks. This main has a history of water main breaks and is in need to replacement.	\$750,000						\$750,000		\$750,000	C
591	Water	Hanover St. water main replacement/water main lining	2	100		Replace/line aging 6" water main on Hanover from S. Marshall to S. Kalamazoo. This main is past it's useful life and is known to be in poor condition.					\$500,000		\$500,000		\$500,000	C
591	Water	Replace 10" Cast Iron Water Main on High St.	2	100	Water Fund	Replace 10" water main on High St. from Michigan Ave. to Forest St. Also replace all lead services, hydrants, valves, and connections. The size of the water main and amount of flow is causing water quality issues.			\$500,000				\$500,000		\$500,000	C
591	Water	Replace 6" Water Main on Fountain St.	2	100	Water Fund	Replace 6" water main on Fountain St. from Hanover to Arms St. Currently 6" cast iron with poor water quality.			\$310,000				\$310,000		\$310,000	C
591	Water	500,000 Tower Maintenance	1	25	Water Fund	2019 Maintenance Inspection identified several items that needed to be addressed. These were not critical issues so we have decided to lump them into the 200,000 tower project in 2026.				\$70,000			\$70,000		\$70,000	C
591	Water	200,000 Water Tower Painting	1	15	Water Fund	2019 Water Tower inspection identified that the water tower would need an exterior overcoat in approximately 5-6 years.				\$70,000			\$70,000		\$70,000	C
591	Water	200K Water Tower Paint and Maintenance	1	25	Water Fund	Water Tower inspections in 2019 identified several maintenance problems that need to be addressed in the 200,000 tower.	\$108,000						\$108,000		\$108,000	C
591	Water	Water main lining N. Gordon	2	25		Line 6" water main on N. Gordon between E. Mansion and Forest. Replace fire hydrants, valves and lead services.		\$420,000					\$420,000		\$420,000	C

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2022-2023 Expenditure	2023-2024 Expenditure	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure	Council - C Planning Council PC
591	Water	Lead Service Line Replacement	1	50	Water Fund	Replacement of Lead service lines both on the City side of the service and the Homeowners side of the service. Identification of the homeowners service lines will be accomplished with the meter change-out project starting in December of 2020. The City has	\$78,540	\$80,111	\$80,713	\$83,714			\$323,078		\$323,078	C
591	Water	Water Reliability Study	1	5	Water Fund	It is required by EGLE that every 5 years a water reliability study be completed and submitted to EGLE				\$25,000			\$25,000		\$25,000	C
591	Water	Water Rate Study	2	3		Comprehensive Rate analysis study. Assumed to last 3-4 years	\$25,000						\$25,000		\$25,000	C
591	Water	New Water Treatment Plant	1	60	Water Fund Bond	Replace Water Treatment Plant. Build new iron removal plant on North side of E. Green St. across from existing plant.		\$5,000,000					\$5,000,000		\$5,000,000	PC
591	Water	Replace 6" water main at Walden Pond Apartments	2	100		Replace 6" cast iron water main at Walden Pond Apts. from Verona to Arms. This section of water main is known to have poor water quality and is aging past it's useful life.				\$220,000			\$220,000		\$220,000	C
591	Water	Replace Water Main on W. Prospect	2	100	Water Fund - Bond	Replace aging 6" water main on W. Prospect between Kalamazoo and Mulberry and from between Linden and Verona.	\$585,000						\$585,000		\$585,000	C
591	Water	Water Withdrawal	1	N/A	Water Fund	Per America's Water Infrastructure Act of 2018 The City of Marshall Water Department is required to complete a Reliability Study every 5 years. The Department completed their first study in 2020. This report was required to analyze 20 year water demand versus 20 year water supply for the community. The results are that the Water Department's water supply is not adequate for the anticipated future demand.	\$530,000	\$680,000	\$90,000				\$1,300,000		\$1,300,000	C
591	Water	Lead Service Line Inspection	1	5	Water Fund	Investigate Service materials on both the City owned portion and the Resident owned portion of the water service by potholing around both sides of the curb valves.	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061		\$130,101		\$130,101	C
591	Water	Water Well Overhaul	1	5	Water Fund	Annual water well pump, motor, valves, and piping for wells 1, 2, 3, and 4.	\$25,000	\$25,500	\$226,010	\$26,530			\$303,040		\$303,040	C
TOTAL							\$2,428,240	\$6,231,111	\$1,758,253	\$921,774	\$527,061	\$301,021	\$12,167,460	\$0	\$12,167,460	
GRAND TOTAL							\$17,539,461	\$14,083,659	\$7,153,240	\$7,525,947	\$16,622,781	\$1,265,892	\$64,190,980	\$2,527,252	\$66,679,032	
GENERAL FUND TOTALS							\$2,308,516	\$783,400	\$137,500	\$488,500	\$115,500	\$350,000	\$4,183,416	\$910,000	\$5,093,416	

MARSHALL PLANNING COMMISSION

Staff report for January 12, 2022

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Rezoning Request #RZ22.01 – 108 N. Park Avenue and 302 W. Michigan Avenue from POSD (Professional Office Service District) to B-3 (Neighborhood Commercial District)

SUMMARY

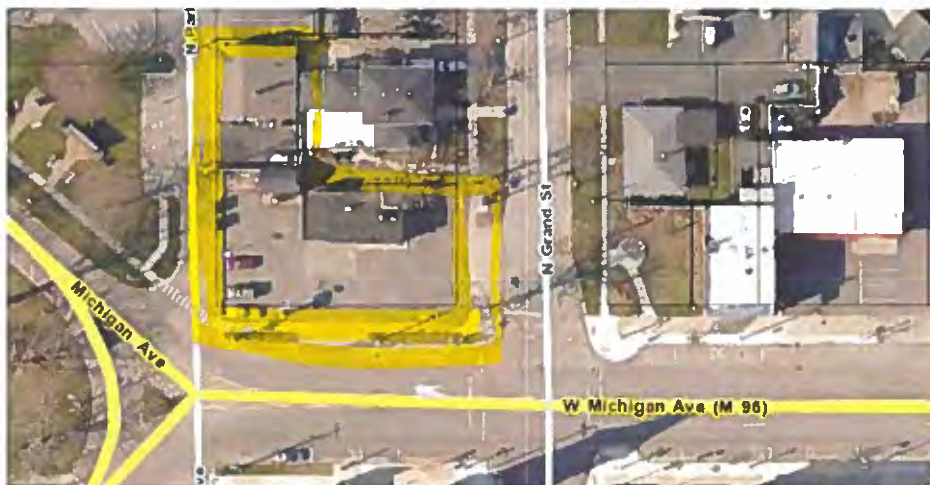
Janet Ostrum is requesting to have the property located at 108 N. Park Avenue rezoned from POSD to B-3. In looking at the request, staff is also requesting to have 302 W. Michigan Avenue rezoned to B-3.

BACKGROUND

Janet Ostrum approached the city with a proposed site plan and wishes to add a two-story carriage house addition to her site. Bud's Auto Shop is located at 302 W. Michigan Avenue and that location has been an auto repair shop for many years. The sites are surrounded by POSD to the north on Grand Street and south across Michigan Avenue and to the west along Michigan Avenue it is predominately B-3. The properties are also located in the DDA District. The Future Land Use Map contained in the Master Plan has the properties characterized as Downtown Mixed Use, which is defined as retail, office, service, entertainment and dining, and upper floor residential and aligns with the B-3 and PSP zoning districts.

Robert Crisp, owner of 302 W. Michigan Avenue, is in support of the rezoning request and understands that auto repair is not a legal use in the POSD or the B-3 zoning districts. Ms. Ostrum is asking that the Planning Commission consider a zoning amendment for the site to become B-3 property.

A public hearing should be scheduled for the next regular meeting on February 9, 2022 to discuss the matter. Public notices will be distributed prior to the meeting.



ZONING DISTRICT AMENDMENT APPLICATION

For Changing Zoning District Designation

Fee: \$200

PROPERTY OWNER NAME (Last, First): Ostrum, Janet

ADDRESS (House Number and Street): 306 N. Marshall Ave.

CITY, STATE, ZIP: Marshall, Michigan 49068

TELEPHONE: 269-781-7777

EMAIL ADDRESS: janet@bayberryhouseint

I would like to rezone my property from office/service **to** B 3

because I seek to expand my business comporting with 2nd story residential develop
in the CBD.

- **ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM**

ADDRESS OF SUBJECT PROPERTY: 108 N. Park Ave., Marshall

EXISTING AND PROPOSED USE OF PROPERTY: Retail/live work space/studio


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

OWNER'S SIGNATURE: Janet E Ostrum **DATE:** January 4, 2022

-OFFICIAL USE-

CASE # _____ FILING DATE _____ FEE PAID _____ RCD BY _____

APPROVED FOR PC MEETING DATE _____

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
Property Address		Class: COMMERCIAL-IMPROV Zoning: POSD		Building Permit(s)		Date	Number	Status		
108 N PARK AVE		School: MARSHALL PUBLIC SCHOOLS				11/18/1998	PB98-5622	COMPLETE		
Owner's Name/Address		P.R.E. 0% Hist.Dist: X		MAP #: 2						
OSTRUM JANET E 108 N PARK MARSHALL MI 49068		2022 Est TCV 87,075 TCV/TFA: 57.74								
Tax Description		X Improved Vacant		Land Value Estimates for Land Table 102.102-DOWNTOWN COMMERCIAL						
MARSHALL CITY, LOWER VILLAGE W 44 FT OF S 13 FT OF LOT 4 & N 54 FT OF W 44 FT OF LOT 5 BLK 15.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason		Value				
		Gravel Road		<Site Value A> MIN SITE VALUE		18000 100		18,000		
		Paved Road		MINIMUM SITE		0.00 44.00 1.0000 0.3830 0 100		0		
		Storm Sewer		ACRES BY L USE MINIMUM		0.07 Acres		0 100		0
		Sidewalk				0.07 Total Acres		Total Est. Land Value =		18,000
		Water		Land Improvement Cost Estimates		Description		Rate Size % Good		Cash Value
		Sewer		D/W/P: Asphalt Paving		2.66		1040 68		1,881
		Electric		Total Estimated Land Improvements True Cash Value =						1,881
		Gas		Topography of Site						
		Curb		Level		Year		Land Value		Building Value
		Street Lights		Rolling		2022		9,000		34,500
Standard Utilities		Low		2021		9,000		32,800		
Underground Utils.		High		2020		9,000		30,100		
		Landscaped		2019		8,800		28,200		
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who When What								
		KW 03/30/2020 DRIVE BY I								
		SML 12/01/1999 INSPECTED								

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



January 4, 2022

City Of Marshall
323 W. Michigan Ave.
Marshall, MI 49068

Trisha Nelson, City Clerk

Dear Trisha,

As you know, I have submitted a site plan and request for rezoning for the property located 108 N. Park Ave., Marshall. I have owned and operated Bayberry House Interiors at that location since 1988. I am the owner of longest duration since the building was erected in 1834.

Currently, I would like to add a 2 story carriage house addition which would include a second story apartment for my personal use. The ground level addition would be a carriage house to the west with studio workspace to the east. This would create a live work setup and additional space to expand my business. Parking and much needed receiving space would be created with the carriage house/garage space.

The vision for growing my business in this location, in this way, has been a longtime goal. Being contiguous to both the central business district and to historic residential is a unique opportunity for planning in Marshall. Obviously, my building was a dwelling in its early life, so it maintains a desirable aesthetic for my residential neighbors.

Having operated a business here for so long, the location is inextricably linked to my customer base awareness and to my branding. No other location in Marshall is as unique in my humble opinion.

Therefore, I believe rezoning to B-3 would be an ideal action at this time. It would allow the expansion of business in downtown as well as follow through with the live/work and downtown residential direction which has been identified as ideal for our central business district.

Kind Regards,

Janet E. Ostrum, owner
108 N. Park Ave
Marshall, Michigan 49068
janet@bayberryhouseinteriors.com
269-781-7777



January 4, 2022

City of Marshall
323 W. Michigan Ave.
Marshall, MI 49068

Trisha Nelson, City Clerk

Rezoning criteria:

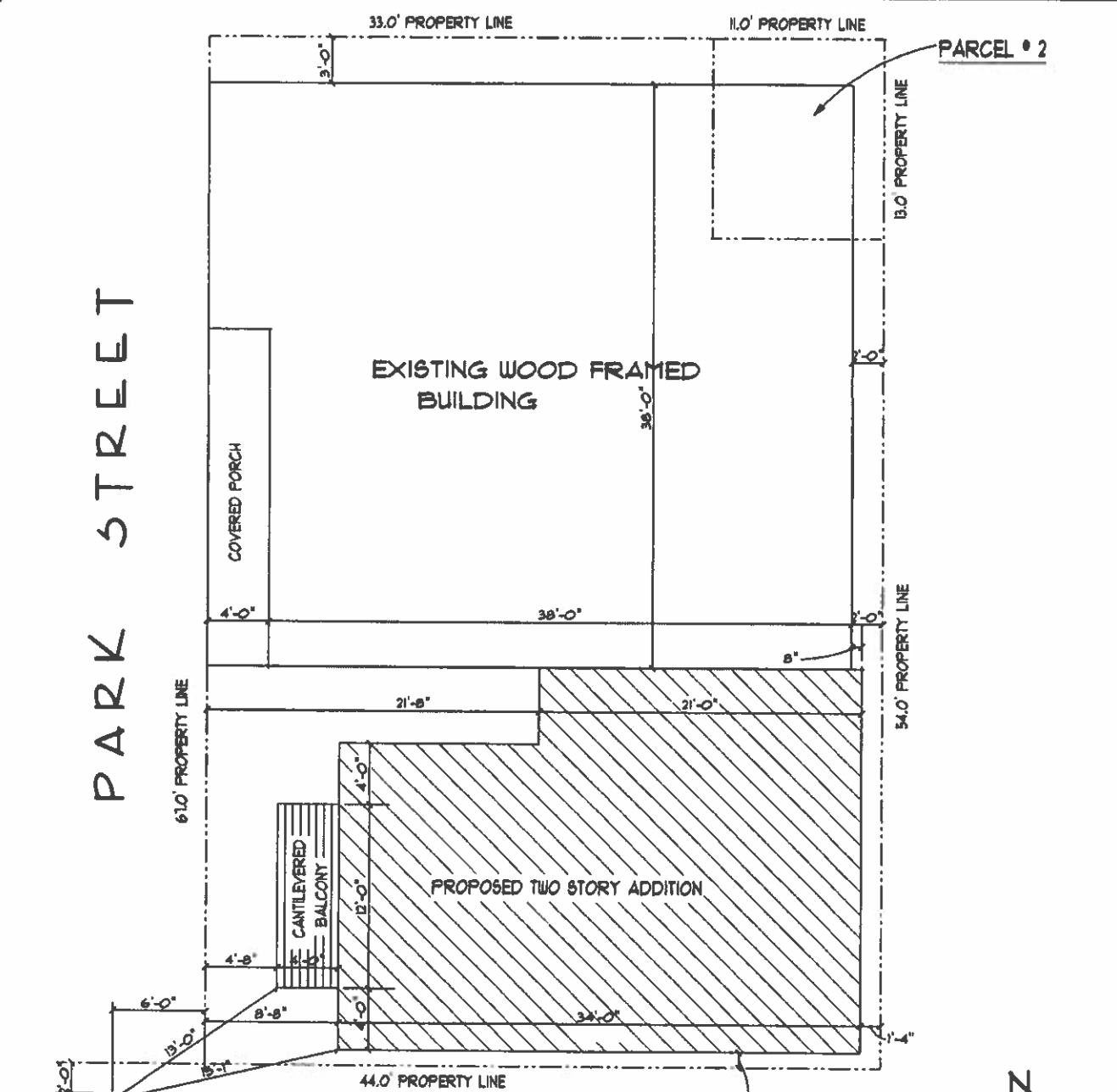
- A. The structure situated at 108 N. Park Ave benefitted from variance for expansion in 1997. Variances were granted for commercial business expansion. Additionally, most adjacent properties used for commercial purposes have been granted variances for dimension or use since that time.
- B. The property has been used commercially for decades. Business has been conducted at the same location, in the same name since 1988. The customer base, business brand are inextricably linked with the location and architecture at this site. Currently, rezoning will serve business expansion and growth at the location while maintaining identity.
- C. The original plat of the City of Marshall holds several unique, repurposed structures. The area around the Brooks Memorial Fountain circle is unique and provides symbolic imagery for residents and visitors. The zoning change proposed would maintain the ability for business to expand while maintaining a complimentary buffer for nearby residential zoned property.
- D. Rezoning will not harm adjacent properties. In fact, great care has been taken to consider the proposed zoning to comport with uses currently allowed which are compatible with the site and neighboring zoning. The overall appeal of the entrance to the community would remain the same or have the potential to be enhanced.
- E. Rezoning would create potential for business expansion and will increase the potential to create value, both real and perceived in the community of Marshall. All while remaining compatible with the features of the site.
- F. Natural character of the area would be maintained.
- G. Rezoning would apply to other commercial establishments in the proposed district which are like the CBD and each other.
- H. Construction on site will better comply with the proposed zoning.
- I. No mistake in prior zoning. Use has changed several times since the site and structure were created in 1834. Progress in the City of Marshall takes place with an eye to future value while maintaining a respect for the past.
- J. See item B.

Respectfully Submitted,

Janet E. Ostrum, owner
108 N. Park Ave.
Marshall, MI 49068
269-781-7777

janet@bayberryhouseinteriors.com

PARK STREET



PARCEL # 2

UTILITY POLE

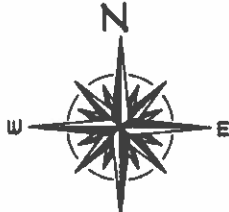
LEGAL DESCRIPTION

PARCEL 1:

LAND SITUATED IN THE CITY OF MARSHALL, CALHOUN COUNTY MICHIGAN DESCRIBED AS FOLLOWS:
 PART OF LOTS NO. 4 AND 5 BLOCK 15 IN THE VILLAGE (NOW CITY) OF MARSHALL, ACCORDING TO THE PLAN THEREOF RECORDED IN LIBER 3 OF PLATS ON PAGE 11 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:
 COMMENCING ON THE WEST LINE OF LOT NO. 4 BLOCK OF 15 OF THE CITY OF MARSHALL AT A POINT SITUATED 13 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT THENCE SOUTH ON THE WEST LINE OF THE SAID LOT 4 AND THE WEST LINE OF LOT 5 OF SAID BLOCK, 61 FEET, THENCE EAST 44 FEET TO THE LINE BETWEEN LAND OF EUGENE A. AND MAUD MOELTZEL AND THE LAND FORMERLY OWNED BY STEPHEN F. SNYDER, THENCE NORTH 54 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE NORTH 13 FEET, THENCE WEST 33 FEET TO THE POINT OF THE BEGINNING

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF THE VILLAGE (NOW CITY) OF MARSHALL, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 3 OF PLATS ON PAGE 11, IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, 33 FEET TO THE PLACE OF THE BEGINNING, THENCE NORTH 13 FEET, THENCE EAST 11 FEET, THENCE SOUTH 13 FEET TO THE SOUTH LINE OF SAID LOT 4, THENCE WEST ALONG SAID SOUTH LINE, 11 FEET TO THE PLACE OF THE BEGINNING



SITE PLAN
 SCALE 1" = 10'-0"



DATE
 11-30-21
 S1

FRANK MASON & ASSOCIATES
 P.O. BOX 42 MARSHALL MI 49068

BAYBERRYHOUSE INTERIORS
 108 NORTH PARK AVENUE
 MARSHALL MI 49068