

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 14, 2022**

In a regular session, Wednesday, September 14, 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 Chair Banfield.

ROLL CALL

Members Present: Commissioners Banfield, Burke Smith, Fitzgerald, Longyear, McNiff, Reed, C Zuzga and Council Liaison Wolfersberger

Members Absent: Commissioner Hall, and Zuck

Staff Present: Eric Zuzga, Director of Community Services.

AGENDA

MOTION by McNiff, supported by Reed, to accept the agenda for the Wednesday, September 14 2022 as submitted. Burke Smith stated that Ostrum should be moved to the first item of new business and the scheduling of the public hearing on the creation of the I3 district be moved to item number 2. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by McNiff, supported by Reed, to accept the minutes from the Wednesday, May 11, 2022 2 regular meeting. Burke Smith stated that when it states that Cody Newman was there from Driven Design, it should say on behalf of Kellogg Community Credit Union. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

None

NEW BUSINESS

The Commission discussed with Janet Ostrum, owner of 108 N Park, the site plan as submitted. The Commission questioned the placement of the balcony on the plans, to which Ostrum stated that the only balcony planned is to be on the north side, not on the west.

MOTION by C Zuzga, supported by Fitzgerald, to add the following conditions to the approval of Site Plan #SP22.01 for 108 N Park:

1. The Site plan be changed to reflect that the balcony will be on the north side and not on the west side as consistent with the attached building plans.
2. There will be a 2' setback on the southside as consistent with the building plans.

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

MOTION by McNiff, supported by McNiff, to require a new architect sealed site plan that is consistent with the building plan be submitted to staff. On a voice vote; **MOTION CARRIED.**

MOTION by Burke Smith, supported by Reed, to approve site plan #SP22.02 for 108 N Park with the approved conditions. On a voice vote; **MOTION CARRIED.**

MOTION by McNiff, supported by Fitzgerald to schedule a public hearing for October 19, 2022 to amend the zoning ordinance to create I-3 Zoning district and update other affected sections.

Burke Smith stated that she has reservations about the creation of I-3 district as the master plan doesn't cover anything of this magnitude, there isn't sufficient housing or schools to handle the influx of employees, the significant amount of infrastructure that would need to be placed and the master plan states that the City is to be a historical district and this would significantly change the character of the town. She further stated that the lack of communication on the I-3 district as well as the affected parcel is concerning. C Zuzga stated that at the municipal and state level there are numerous things that come up that employees are not allowed to discuss. Fitzgerald stated that there have been rumors surrounding the affected area for years, so it is an area that is known to be working towards development and that having the district in place may entice people to actually invest in the city. Banfield stated that a similar area local area is the Gm plant in Delta Township, which has caused the entire area to grow. E Zuzga stated that it is in compliance with the Master Plan as the area this district would go is still in the township and this is just to establish what we would allow if it were to become a city parcel. He further stated that housing is being worked on in numerous areas of the city including the Emerald Hills development, as well as the potential for a multi-family development. He stated that the infrastructure would be paid for by either the state or the business that purchases the property. He also stated that he would love to be able to communicate more, but that there are some things that the City is limited on discussing. Wolfersberger stated that developing this property is a high priority for the state and that having the zoning in place would help in the marketability of the site, so that companies know what will and will not be allowed.

The commission went through the proposed I-3 district and discussed changes they would like to see with staff.

MOTION by McNiff, supported by Fitzgerald to schedule a public hearing for October 19, 2022 to amend the zoning ordinance to create I-3 Zoning district and update other affected sections. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

E Zuzga stated that C Zuzga will be leading the training for the Commissioners, as she has over 20 years of training and working with planning and zoning, as well as having a masters degree in planning. He further stated that he hopes to do training at the November meeting.

PUBLIC COMMENTS NOT ON AGENDA

REPORTS

E Zuzga stated that Trisha Nelson had moved on to a new position as the City treasurer and that interviews for the clerk position were held the previous week. Fitzgerald questioned if there was someone handling code enforcement. E Zuzga replied that Officer Hug of the police department had recently taken over the position and there was a workshop planned with City Council to discuss what areas of focus they would like her to work on.

ADJOURN

Planning Commission adjourned at 8:51 p.m.

Submitted by,

Michelle Eubank