



## PLANNING COMMISSION MEETING

November 18, 2020 at 7:00 P.M.

### AGENDA

- I. Call to Order
- II. Attendance
- III. Pledge of Allegiance
- IV. Minutes of July 7, 2020.
- V. Remarks from the audience concerning items not on the agenda
- VI. Changes to the agenda

VII. Public Hearing:

Public Hearing, Special Land Use for Chad Bischoff, New Horizons Property Management, the property owner is requesting a special land use for the property commonly known as 13947 Michigan Ave, Marshall, MI 49068 16-201-024-02 Vacant Land zoned Highway Services (HS). The applicant is requesting to be allowed an office and general services as defined in Section 20-7G.2 in the Township Ordinance.

- a) Open Public Hearing
- b) Close Public Hearing
- c) Planning Commission Discussion
- d) Roll Call Vote

VIII. Old Business

- a) Master Plan Update

IX. New Business

X. Commission Proposed Business

XI. Additional Audience Comments

XII. Additional Commissioner Comments

XIII. Adjourn

Next Meeting August 4, 2020

MARSHALL PLANNING COMMISSION MEETING

July 7, 2020

Meeting Minutes

The meeting was called to order at 7:03 PM by Chairperson Walsh.

Present: Walsh, Hoffman, Boshear, Lindsey, Egnatuk, and Gresly

Absent: Kiessler, Lyng Excused

The meeting was also attended by 2 citizens and the Zoning Administrator

The Pledge of Allegiance was led by Commissioner Egnatuk

**Motion was made to approve minutes of March 3, 2020, meeting by Gresly, 2nd by Lindsey. Motion carried by all.**

Audience remarks: None

Changes to the agenda: None

**Public Hearing, Special Land Use for Nichols Alpin, the property owner is requesting a special land use for the property commonly known as 12766 C Drive N 16-300-009-00. The applicant is Harvest Energy Solution. They are requesting to be allowed to have a ground mount solar energy collector as defined in Section 8-31 in the Township Ordinance.**

**Chairperson Walsh opened the public hearing.**

Mr. Christan Munz of Harvest Energy solution spoke as the applicant and discussed it was a ground mount application for solar energy. The property owner Nichols Alpin was also in the audience to answer any questions.

**Public Hearing was closed. By Chairperson Walsh**

**Chairperson Walsh opened to the floor to Commissioners.**

The was discussion was a ground mount collector similar to what was installed on Verona Road. That with the photographs that there was plenty of distance were the collector will be located and the two neighbors' houses.

**Motion was made by Lindsey and 2<sup>nd</sup> by Gresly to approve the Special Land Use for Nichols Alpin. Motion Carried by all.**

The Planning Commission discussed the Master Plan and discussed that due to the Covid-19 pandemic that we would be sending the contract to out attorney for review and the board would re-look at the project at the October Board Meeting for approval. This would also give them an opportunity to look at any revenue sharing changes that could tale place.

Chairperson Walsh discussed Cole Chrysler and their failure to pave sections of the parking lot per the site plan that was submitted and approved by the Planning Commission. There was a meeting with Cole Chrysler and two of their representative, Chairperson Walsh and Chairperson Kiessler (ZBA). Cole Chrysler discussed cost and finance. The Township could not consider money as a factor for not following the approved site plan. Cole Chrysler discussed other properties that they felt were not in compliance with the Zoning Ordinance, and they wanted to make sure they were not being singled out. There was the discussion of different zoning, grandfathered, and actions that were being taken by the Township that CC would not be aware of. The discussion ended with Cole Chrysler looking at putting a 1" cap on top of the area that now had fines. There next alternative plan is to "I have been talking to several companies on fixing our cracks and sealing the lot and about our millings. They all suggest thinning the sealer they use and applying 2 coats which will hold the loose stones as well as making it as black as the asphalt." I have asked for a copy of the process.

MARSHALL PLANNING COMMISSION MEETING  
July 7, 2020  
Meeting Minutes

There were no additional Commissioner comments

Motion was made by Lindsey to adjourn, 2nd by Egnatuk. Motion carried, and the meeting adjourned at 7:23 p.m.

Respectfully Submitted – Paul Anderson for Richard Lindsey

DRAFT



protected plant life or natural features, significant viewsheds, and other resources deemed by the township, county, state, or federal government as unique, significant, and/or protected.

- II. No disturbance areas must not be subject to grading or movement of existing soils. Existing vegetation must be present in a healthy condition. Invasive vegetation may be removed.
- III. Minimal disturbance areas must not be subject to excessive equipment movement. Vehicle traffic and storage of equipment and/or materials is not permitted.
- IV. Pruning or other required maintenance of vegetation is permitted. Additional planting with site appropriate plants, including turf grass is permitted.
- V. No work shall occur until protective fencing is set up and until a pre-clearing inspection and/or written township approval is provided.

**Standard #6 Natural Flow Pathways** Natural flow pathways shall be avoided to the maximum extent practical. The applicant shall demonstrate the following:

- a. Identify all existing natural flow pathways on site plan. Site plans must include existing topography and natural features so that these areas can be identified.
- b. Natural flow pathways to be protected must have the limits delineated/flagged/ fenced in the field. Notes to this effect must be included on construction drawings.

**Standard #7 Stormwater** Stormwater detention and drainage systems shall be designed so the removal of surface waters will not adversely affect neighboring properties or public stormwater drainage systems and shall mimic predevelopment conditions. H. Landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing unnecessary tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping may be required to ensure that the proposed uses will be adequately buffered from one another and from surrounding property.

**Standard #8 On-Site Treatment** Land use intensity shall be scaled appropriately based on the capability of on-site systems to adequately accommodate usage. On-site treatment systems shall be designed to protect groundwater and surface water quality to the maximum extent possible.

**Standard #9 Utility Service** All utility service shall be underground, unless impractical.

**Standard #10 Exterior Uses** Exposed storage areas, machinery, heating and cooling units, service areas, loading areas, utility buildings and structures, and similar accessory areas shall be located to have a minimum negative effect on adjacent properties, and shall be screened, if reasonably necessary, to ensure compatibility with surrounding properties.

**Standard #11 Emergency Access** All buildings and structures shall be readily accessible to emergency vehicles. Prior to approval or as a condition of approval, building layouts, internal circulation and other site characteristics that affect life safety shall be reviewed and approved by the appropriate public safety official or fire marshal.

**Standard #12 Water and Sewer** Water and sewer installations shall comply with all township, county and state specifications and requirements.

### A. PROPERTY AND PROJECT INFORMATION

Property Address 13947 Michigan Ave  
Parcel Number 16-201-024-02 Zoning District \_\_\_\_\_  
Lot Size Frontage: 395 ft Depth: 777 ft Area: 10 Acres Sq Ft  Rectangle  Irregular  
Current use of property Vacant Land  
Proposed use of property Commercial  
Number of existing parking spaces on site 0

Will the proposed use include any of the following activities? (Check all that apply)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Construction of a new building    | <input type="checkbox"/> Increase in residential density              |
| <input type="checkbox"/> Expansion of an existing building            | <input type="checkbox"/> Construction/expansion of a new parking area |
| <input type="checkbox"/> New/expanded use within an existing building | <input type="checkbox"/> Construction of an accessory building        |
| <input type="checkbox"/> Demolition of an existing building           | <input type="checkbox"/> Other _____                                  |

### B. APPLICANT INFORMATION

#### Applicant

Identify the person or organization responsible for the application:

Name Chad Bischoff Title Owner  
Organization New Horizon P.M. Cell Phone 269-209-7545  
Mailing Address 112 S Fountain St Business Phone 269-781-5935  
City Marshall State MI Zip 49068 E-Mail chad@newhorizonmi.com

The Applicant must have a legal interest in the subject property:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Property Owner  | <input type="checkbox"/> Purchaser by Option or Purchase Agreement |
| <input type="checkbox"/> Purchaser by Land Contract | <input type="checkbox"/> Lessee/Tenant                             |

**Property Owner**  Check here if Applicant is also Property Owner

Identify the person or organization that owns the subject property:

Name Chad Title \_\_\_\_\_  
Organization \_\_\_\_\_ Cell Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ E-Mail \_\_\_\_\_



**C. REQUEST AND AFFIDAVIT**

**The applicant must read the following statement carefully and sign below:**

The undersigned requests that Marshall Township review this application and related required documents and site plans as provided in Article 12 of the Marshall Township Zoning Ordinance. The applicant further affirms and acknowledges the following:

- That the applicant has legal interest in the property described in this application.
- That the answers and statements contained in this application and enclosures are in all respects true and correct to the best of his, her or their knowledge.
- That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other codes or statutes, and does not constitute the granting of a variance.
- That the applicant will comply with any and all conditions imposed in granting approval of this application
- If also the owner, the applicant grants Marshall Township staff and the Planning Commission the right to access the subject property for the sole purpose of evaluating the application.

*Chad Bischoff*

Applicant Name (printed)

*Chad Bischoff*

Applicant Signature

*9/30/20*

Date

**If the applicant is not the property owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she, or they are the owner(s) of the property described in this application, and:

- Is/are aware of the contents of this application and related enclosures.
- Authorizes the applicant to submit this application and represent the undersigned in the matter being reviewed by Marshall Township.
- Grants Marshall Township staff and the Planning Commission the right to access the subject property for the sole purpose of evaluating the application.

Property Owner Name (printed)

Property Owner Signature

Date

**Deadline** 21 days prior to scheduled meeting.

**Pre-Application Meeting** Prior to submitting a formal application, a landowner or project applicant is encouraged schedule a pre-application meeting with the Zoning Administrator. A site development sketch plan shall be provided for review during this meeting. The purpose of this meeting will be to discuss the proposed development project as it relates to the zoning requirements and review standards. Additionally, the Zoning Administrator shall outline the site plan review and approval process.

**Submittal** Section 12-8 C

1. Content. The applicant shall submit a site plan application along with fees and all materials required as part of the site plan.
2. Deadline. All materials shall be submitted to the Zoning Administrator by the deadline for Planning Commission consideration, a schedule of meeting dates and deadlines published annually.
3. Copies. Three (3) copies of full size, sealed prints and an electronic version of the file (PDF) that can be printed in smaller formats are required at the initial submittal deadline. A final set of up to 12 full sized, sealed prints and an electronic version are required at a secondary deadline.

**Review** The Zoning Administrator and all applicable reviewing authorities, including but not limited to the township's attorney, planner, engineer, fire marshal and building official, shall review the application and associated materials and the Zoning Administrator shall prepare final report for Planning Commission's review. The staff report and application materials shall be distributed to the Planning Commission prior to the meeting.

**Planning Commission Action** The Planning Commission shall review the application against the requirements of this ordinance, the review standards of this article, and the review standards for special land use permits, if applicable. Except for condominium projects, the Planning Commission shall table, deny, approve or approve with conditions, all plans received. The Planning Commission shall provide recommendations on condominium developments.

**Township Board Action** When applicable the Township Board shall review condominium developments against the requirements of this ordinance, the review standards of this article if applicable. The Township Board shall deny, approve or approve with conditions, all condominium plans received.



**Required Content** Site plans shall be professionally prepared by a licensed engineer. If approved by the Zoning Administrator, site plans may be prepared by a professional architect, surveyor, or landscape architect (Section 12-8 D).

**Information**

- Name and firm address of the professional individual responsible for preparing site plan and professional seal.
- Name and address of the property owner or petitioner.
- Scale, north arrow and date.
- Acreage, gross and net.
- Zoning of adjacent properties.
- Legal property description.

**Existing Conditions**

- Boundary survey lines and required setbacks.
- Location sketch showing site, adjacent streets, and properties within 200 feet.
- Location, width and purpose of all existing easements.
- Abutting street right-of-way and width.
- Topography with contour intervals of no more than two (2) feet. *GIS*

**Site Planning**

- Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other physical infrastructure, as applicable.
- Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.
- Layout and typical dimensions of proposed parcels and lots, of applicable.
- Parking calculations.
- Landscape and lighting plans.
- Proposed landscape materials, location, size, type, and calculations.
- Photometric plan. *N/A*

**Infrastructure and Site Development**

- Water, sewer, well, and septic, as applicable. Connections to existing lines, as applicable.
- Location, connections, and spacing of fire hydrants.
- Location and type of all proposed surface water drainage and stormwater facilities.
- Grading plan at no more than two (2) foot contour intervals.
- Proposed streets, parking areas, and driveways, including cross-sections with pavement width, materials, and easement or right-of-way dimensions, as applicable.

**Building Details**

- Exterior elevations, showing building height and describing building materials.
- Gross and usable floor area and floor plans.

**Supplemental Information**

- Project description and brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces.
- Any other information required by the Zoning Administrator or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.



Approval of the site plan shall be granted only if the site plan meets all applicable requirements set forth in Section 12-9. Unless a more specific design standard is provided for in the Zoning Ordinance, all uses, sites and structures subject to plan review shall comply with the following standards:

**Standard #1 Master Plan** Proposed uses and development activity shall be substantially consistent with the Marshall Township Master Plan.

**Standard #2 Connectivity** Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties.

**Standard #3 Traffic Circulation** The number, location, size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points shall be considered relative to their impact on traffic movement on abutting streets and adjacent properties.

**Standard #4 Interior Street Connectivity** Public or private streets may be required to be extended to exterior lot lines to allow connection to existing or planned streets on adjacent parcels, to provide for secondary access, continuity of the circulation system and to reduce traffic and impact to the transportation network.

**Standard #5 Natural Resource Protection**

- a. Natural Features. Site design shall prioritize the preservation of natural features, such as steeper slopes, wetlands, significant hardwood tree stands, streams and other significant site characteristics. Applicants must demonstrate how alternatives were considered during the planning process.
- b. Connections. If the development site contains high quality natural areas that connect to other off-site areas of a similar nature, the development plan shall preserve such connections. Such connections shall be maintained to allow for the continuance of existing wildlife movement between natural areas and to enhance the opportunity for the establishment of new connections between areas for the movement of wildlife. Breaks or gaps in wildlife movement corridors should be minimized and when possible re-established using appropriate native vegetation.
- c. Surface Water Features. If the development site contains a lake, pond or stream, the development plan shall include such enhancements and restoration as are necessary to provide wildlife habitat and improve aesthetic quality in areas of shoreline transition and areas subject to wave or streambank erosion. The development plan shall also include a design that requires uniform and ecologically and aesthetically compatible treatment among the lots or tracts surrounding a lake, reservoir, pond or stream with regard to the establishment of erosion control protection and shoreline landscaping on or adjacent to such lots or tracts.
- d. Site Disturbance. Site disturbance shall be minimized and shall be demonstrated by the applicant in the following manner:
  - I. Identify minimal disturbance areas and no disturbance areas on site plan and construction drawings. Minimal and no disturbance areas must be protected by having the limits delineated, flagged and fenced in the field. Notes to this effect must be included on construction drawings. Areas to prioritize include significant stands of mature trees, notable wildlife habitat, sensitive or

**Standard #13 Building Design** To the maximum extent reasonable, new or substantially remodeled buildings shall be reasonably compatible in appearance with, or shall enhance, the established general character of other buildings in the immediate vicinity or development.



NOTICE OF HEARING

Marshall Township  
Calhoun County, Michigan

The Marshall Township Planning Commission will hold a hearing on Wednesday, November 18, 2020, at 7:00 p.m. at the Marshall Township Hall at 13551 Myron Avery Drive in Calhoun County, Michigan, for the purpose of hearing all persons interested in the following issue:

Public Hearing, Special Land Use for Chad Bischoff, New Horizons Property Management, the property owner is requesting a special land use for the property commonly known as 13947 Michigan Ave, Marshall, MI 49068 16-201-024-02 Vacant Land zoned Highway Services (HS). The applicant is requesting to be allowed an office and general services as defined in Section 20-7G.2 in the Township Ordinance.

MSH TWP SEC 20 T2S-R6W COMM AT THE SE COR TH N 1DEG 22'16"W 690.07' TO BEG TH S 21DEG 21'56"W 552.20' TH N 68DEG 38'04"W 150' TH S 21DEG 21'56"W 300' TH N 68DEG 38'04"W 394.35' TH N 21DEG 56"E 776.42' TH N 88DEG 37'44"E 531.34' TH S 01DEG 22'16"E 140.51' TO BEG. 10A SPLIT ON 05/24/2005 FROM 16-201-024-00.

Copies of the Marshall Township Zoning Ordinance and Zoning Map are available for inspection from Susan George, Marshall Township Clerk, (269-781-7976), from 9:00 a.m. to 3:30 p.m. Monday through Wednesday, prior to said meeting.

The Michigan Department of Public Health has imposed temporary health orders restricting indoor gatherings such as public meetings to a maximum of 10 persons. Rather than turning people away if more than 10 (including Planning members and staff) that show up for an in-person meeting (which would violate the Open Meetings Act), the meeting will be by ZOOM. Required link. Join Zoom Meeting

<https://us02web.zoom.us/j/83680111082?pwd=Y21LVnAyOGI2OTJGRnkrOW9HMGMJaUT09>

The link will also be on the Marshall Township web site [www.marshalltownship.org](http://www.marshalltownship.org)

Dated: October 31, 2019, MARSHALL TOWNSHIP PLANNING COMMISSION

By: Dan Walsh, Marshall Township Planning Commission Chair

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Please publish the above Notice in the Advisor/Chronicle on October 31, 2020. Please forward Proof of Publication and bill to Marshall Township at the Marshall Township Hall, 13551 Myron Avery Drive, Marshall, MI 49068.

## NOTICE OF HEARING

Marshall Township  
Calhoun County, Michigan

The Marshall Township Planning Commission will hold a hearing on **Wednesday, November 18, 2020, at 7:00 p.m.** at the Marshall Township Hall at 13551 Myron Avery Drive in Calhoun County, Michigan, for the purpose of hearing all persons interested in the following issue:

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CERES FARMS, LLC  
806 HOWARD ST, SUITE 200  
SOUTH BEND, IN 46617

AVERY MYRON F JR  
335 N GRAND  
MARSHALL, MI 49068

GOLEMATIS STEVEN & KRISTIE  
13995 W MICHIGAN AVE  
MARSHALL, MI 49068

BISCHOFF CHAD & STEPHANIE  
20105 19 1/2 MILE RD  
MARSHALL, MI 49068

BARACKA CAROLINE  
13899 W MICHIGAN AVE  
MARSHALL, MI 49068

GARRETT JONATHAN & HANNAH CASE  
13901 W MICHIGAN AVE  
MARSHALL, MI 49068

BOSSERD ETHAN & MEGAN  
14721 VERONA RD  
MARSHALL, MI 49068

HERMAN JOSEPH  
14257 W MICHIGAN AVE  
MARSHALL, MI 49068

CALHOUN COUNTY ROAD COMMISSIO  
13300 15 MILE RD  
MARSHALL, MI 49068

LANHAM DEBORAH HAMILTON  
5656 17 MILE RD  
CEDAR SPRINGS, MI 49319

ISERNIA GABRIEL & MICHELLE  
PO BOX 491  
MARSHALL, MI 49068

WICHOWSKI FLORENCE  
14012 W MICHIGAN AVE  
MARSHALL, MI 49068



13947 E Michigan

16-201-024-02



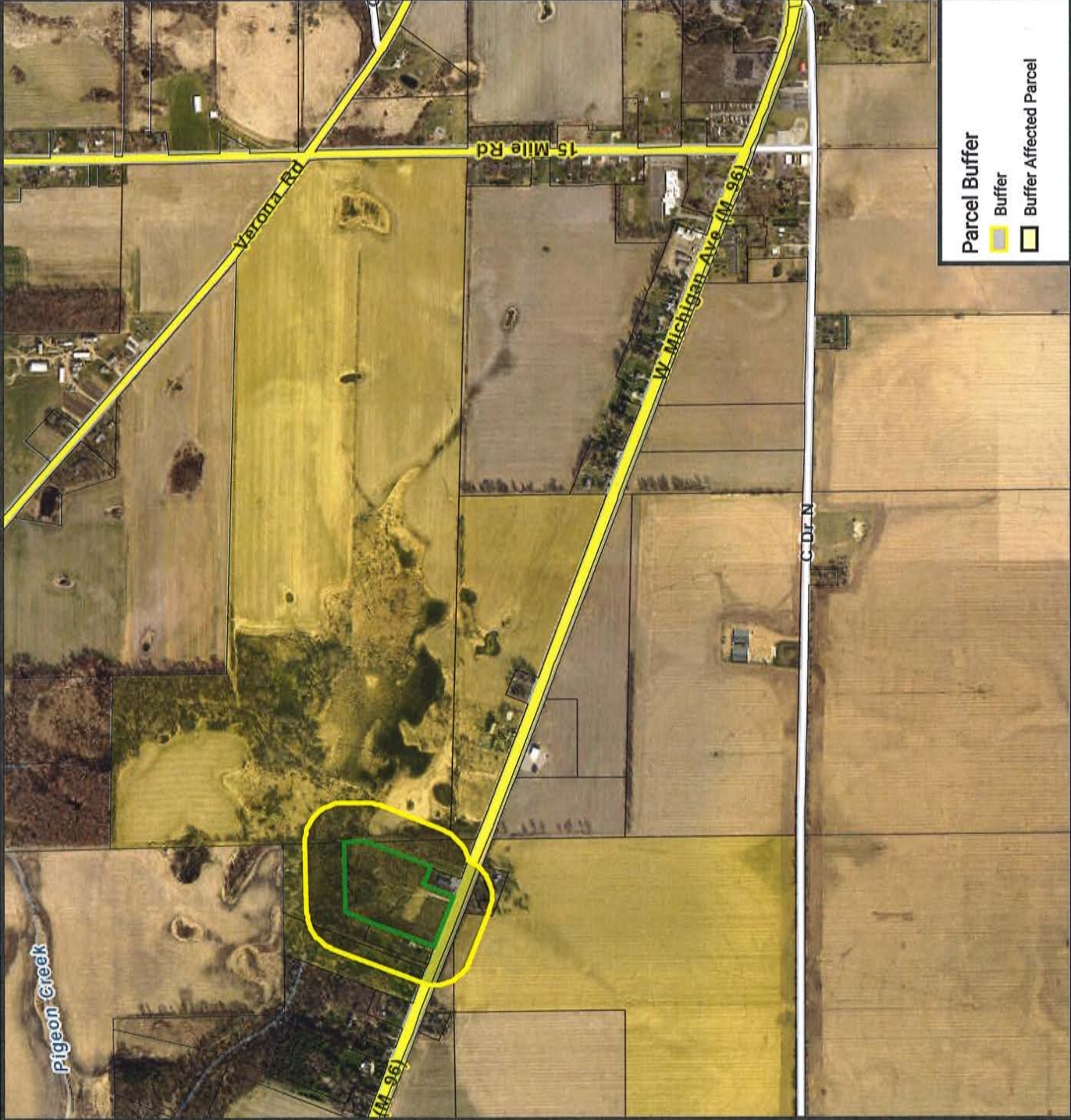
Map Publication:

10/28/2020 11:14 AM



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**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Calhoun County expresses no warranty for the information displayed on this map document.



Parcel Buffer

Buffer

Buffer Affected Parcel





Table 4.2 Schedule of Uses: Commercial and Industrial Districts					
Use	CS	HS	LI	IP	Other
Wind energy conversion systems (WECS), large turbine systems					8-35
Wind energy conversion systems (WECS), small turbine or on-site system, anemometer tower or MET (meeting setback and height requirements for principal buildings in applicable district)	P	P	P	P	8-35
Wind energy conversion systems (WECS), small turbine or on-site system, anemometer tower or MET (exceeding height requirements for principal buildings in applicable district)	S	S	S	S	8-35
Wireless communications		P	P		8-36
Wireless communications, collocation	P	P	P	P	8-36
<b>Institutional/Civic</b>					
Community oriented cultural facility	P				
Community public safety	P	P	P	P	
Governmental facility	P	P	P	P	
Meeting facility	P				
Parks, playgrounds, outdoor recreation	P				
Place of worship	P				
Recreation facility, community-based	P				
School, college or university	P	P			
School, private	P	P			
School, specialized/training		S	S		8-28
<b>Offices and Services</b>					
Animal services, animal clinic/hospital, kennel, rescue or shelter	S	P	P		8-4
Body branding, piercing and tattoo facility		P	P		
Child care center	P	P			
Crematorium			P	P	
General offices and services	P	P			
General offices and services with a drive through facility	S	P			
Offices and services, such as a landscaping and tree removal company, exterminator, carpet cleaner, contractors' office.		S	P		
Medical services, clinics and medical offices	P	P			
Medical services, hospital	S	P			
Vehicle repair, major			S		8-33
Vehicle repair, minor		S	P		8-33
Vehicle wash		S	P		
Vehicle wash, trucks and heavy equipment			P	P	
<b>Residential</b>					
Day care, adult day care home	S				
Day care, family day care (children)	S				
Day care, group day care home (children)	S				
Dwelling, accessory	S				8-7
Dwelling, multi-family/single-family attached					8-22
Dwelling, multi-family/single-family attached, over commercial or office use	S				
Dwelling, single-family	S				8-8
Dwelling, temporary	S				8-9
Dwelling, two-family	S				



34. Wind Energy Conversion Systems.
35. Wireless Communications.

B. *Special Land Uses.* A use identified in this ordinance as a Special Land Use shall be established only per the procedures and standards of *Article 13*. All standards listed in this article, in addition to the general standards for Special Land Uses listed in *Section 13-3*, shall be met.

## **Section 8-2      Accessory Uses and Buildings**

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### A. *Location.*

1. Principal Use. Accessory uses and buildings are only permitted on the same lot or parcel as a principal use or building.
2. Location.
  - a. In the AG, OC, and AB Zoning Districts, and in the Commercial and Industrial Districts, accessory buildings may be placed in any portion of a yard, subject to the required setbacks.
  - b. In the R-1, R-2, R-3, and MHP Zoning Districts, accessory buildings may be placed in side and rear yards, subject to the required setbacks. Accessory buildings are prohibited in front yards in these districts.

### B. *Agricultural and Residential Districts.*

1. Residential.
  - a. Accessory buildings are subject to the setback requirements for accessory buildings in *Table 3.3*.
  - b. Unless permitted as home based business or home occupation, accessory uses shall not involve the conduct of any business, trade, or industry.
2. Non-Residential.
  - a. Accessory buildings are subject to the setback requirements for principal buildings in *Table 3.3*.
  - b. Farm stands may be placed within the front setback area, outside of the road right-of-way.

### C. *Commercial and Industrial Districts.* See *Table 4.3*.

## **Section 8-3      Amateur Radio and Over-the-Air Reception Devices**

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### A. *Amateur Radio.*

1. Intent and Purpose. This section is intended to provide reasonable accommodation for amateur radio services in the township and to constitute minimum practicable regulation to accomplish the township's legitimate purposes consistent with state and federal laws including federal communication commission regulations pertaining to amateur radio services, as noted in PRB-1 (1985), as amended and reconsidered. Legitimate purposes include but are not limited to preserving residential character and preserving public health, safety, and welfare.
2. General Requirements. The following shall apply to all amateur radio antennas and/or amateur radio antenna support structures, which are physical components of amateur radio service:
  - a. Allowed in all districts on a lot with a principal building, subject to requirements of the zoning ordinance.
  - b. All amateur radio antennae and amateur radio antenna support structures shall comply with the FCC required safety standards and regulations pertaining to amateur radio services.
  - c. Amateur radio antenna and/or amateur radio antenna support structures shall be set back from all lot lines a distance no less than 110 percent of its overall height, or the required building setbacks of the zoning district, whichever is greater.

affixed to the construction not conforming to the ordinance requirements and such posting shall be considered as service upon and notice to the permit holder of the cancellation thereof; no further work upon said construction shall be undertaken or shall be permitted until the issuance of a new permit after reapplication therefore in accordance with the provisions of this ordinance. Failure of the permit holder to make proper notification of the time for inspection shall automatically cancel the permits requiring the issuance of new permits before construction may proceed.

6. Following the final inspection of the lot, building or structure and the finding of the Building Inspector that said lot, building or structure or use thereof is in conformance with the applications and information on file and meets the requirements of this ordinance, the Building Inspector shall issue an Occupancy Permit therefore.

### **Section 12-5                      Completeness Review**

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- A. *Requirement.* All application submissions must be complete prior to processing by the Zoning Administrator.
  1. Complete Applications. A complete application includes all the submittal information identified on the application form, unless waived, and any items or exhibits requested by the Zoning Administrator that are consistent with the standards and requirements of the Zoning Ordinance.
  2. Incomplete Applications. An applicant shall be informed of an incomplete application. The Zoning Administrator shall identify the documents, specifications, and other information needed to make the application complete. An incomplete application that has not been revised to meet the completeness requirements shall be considered expired on the 30<sup>th</sup> day after the original submission of the application. The township may retain the application fee paid after this time period. Following an expired application, any additional or further requests by the applicant must be accompanied by a new application and fee. If the application for an item that requires review by the Planning Commission is remains incomplete on the deadline for the meeting, the request will not be scheduled on the agenda.

### **Section 12-6                      Plan Types**

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- A. *Classification.* Site plan reviews are classified by two levels based on the extent of the proposed development.
- B. *Level "A" Review.* The Zoning Administrator shall review site plans in accordance with *Section 12-7* and in connection with the creation of a use or the erection of a building or structure in any of the following circumstances:
  1. Principal and accessory buildings less than 2,000 square feet that will accommodate a use permitted by right.
  2. Additions to existing buildings less than 2,000 square feet.
  3. Expansion of parking areas five (5) spaces or less.
  4. Exceptions:
    - a. When, in the opinion of the Zoning Administrator, a project which otherwise qualifies for level "A" site plan review may have a negative impact on surrounding properties, the Zoning Administrator may, at his/her discretion, submit the site plan to the Planning Commission for review. In such cases, the Planning Commission shall follow the review procedure for level "B" site plans and may require any additional information needed to make an informed decision.
    - b. When, in the opinion of the Zoning Administrator and Planning Commission Chairman, a project which otherwise qualifies as level "B" site plan review, does not necessitate additional stormwater management, major site preparation, landscaping, or major utility expansion, the plan may be reviewed and approved administratively. This shall not apply to special land uses.
- C. *Level "B" Review.* The Planning Commission shall act upon all site plans, other than those provided for as level "A" review, in accordance with *Section 12-8* and in connection with the creation of a use or the



erection of a building or structure in any of the following circumstances:

1. Principal and accessory buildings 2,000 square feet or greater that will accommodate a use permitted by right.
2. Additions to existing buildings of 2,000 square feet or greater.
3. Expansion of parking areas by six (6) spaces or more.
4. Any special land use in any district.
5. Any Planned Unit Development.
6. Any condominium project.
7. Multi-family development and buildings.
8. As otherwise required by this ordinance.

### **Section 12-7 Plot Plan Review Procedure**

- A. *Applicability.* Level "A" reviews require plot plan submittal and review by the Zoning Administrator.
- B. *Submittal.* The applicant shall an application in accordance with 12-2.
- C. *Required Content.*
  1. Plot plans shall show the following:
    - a. The location of the proposed construction upon the lot, lots or acreage affected.
    - b. The dimensions, height, and bulk of structures.
    - c. The lot area, setback dimensions, open space areas, and landscaping, as needed.
    - d. The proposed design and construction standards of parking spaces, if applicable.
    - e. The number of loading and unloading spaces provided, if applicable.
  2. The following information shall be provided:
    - a. The address, shape, area, and legal description.
    - b. The nature of the proposed construction, alteration, or repair and the intended use.
    - c. The proposed number of sleeping rooms, dwelling units, occupants, employees, customers, and other uses.
    - d. The present use of any structure affected by the construction or alteration.
- D. *Completeness Review.* The Zoning Administrator shall review the application in accordance with *Section 12-5*.
- E. *Review.* The Zoning Administrator and all applicable reviewing authorities, including but not limited to the township's attorney, planner, engineer, fire marshal and building official, shall review the application and associated materials. The Zoning Administrator shall review the application against the requirements of this ordinance, and the review standards of this article. The Zoning Administrator shall deny, approve or approve with conditions, the plot plan.

### **Section 12-8 Site Plan Review Procedure**

- A. *Applicability.* Level "B" reviews require site plan submittal and review by the Planning Commission.
- B. *Pre-Application Meeting.* Prior to submitting a formal application, a landowner or project applicant is encouraged schedule a pre-application meeting with the Zoning Administrator. A site development sketch plan shall be provided for review during this meeting. The purpose of this meeting will be to discuss the proposed development project as it relates to the zoning requirements and review standards. Additionally, the Zoning Administrator shall outline the site plan review and approval process.

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**Section 13-1 Intent and Purpose**

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- A. *Intent.* Special land uses are generally consistent with the purpose of the zoning district in which they are permitted but, due to unique operational characteristics or specific circumstances surrounding the use, may not be desirable or compatible in all locations. Factors such as traffic, hours of operation, noise, odor or similar potential effects require that the special use be evaluated relative to its appropriateness on a case-by-case basis.
- B. *Purpose.* Special land uses may be permitted within a zoning district, with Planning Commission approval, following a review of the use and its potential impact on its surroundings. This article establishes the review procedures for special uses and the general standards that must be met for all special uses.
- C. *Permit.* Special land uses shall be established through a special use permit.
- D. *Standards and Requirements.* This article establishes the review procedures for special uses and the general standards that must be met for all special uses. Some specific uses are also subject to additional standards and requirements outlined in *Article 8* to mitigate potential negative impacts.

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**Section 13-2 Review Procedures**

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- A. *Procedure.* The Special Land Use Permit application and associated site plan is reviewed in the same manner as site plan review in *Section 12-8*, except that the submittal deadline may include additional time to ensure public notice requirements are satisfied, per *Section 14-4*.
- B. *Public Hearing.* Prior to any action on the application, the Planning Commission shall hold a public hearing to solicit input from the general public and surrounding landowners.
- C. *Planning Commission Action.* The Planning Commission shall review the application against the requirements of this ordinance, the review standards of this article, and the review standards for site plans. The Planning Commission shall table, deny, approve or approve with conditions.

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**Section 13-3 General Standards of Approval**

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- A. *Standards of Approval.* The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use with respect to the following standards:
  - 1. The use is designed and constructed, and will be operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; will be compatible with adjacent uses of land; and will not change the essential character of the area in which it is proposed.
  - 2. The use is, or as a result of the special land use approval, will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.
  - 3. The use will not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare, or odors.
  - 4. The special land use will be consistent with the intent and purposes of this ordinance and the most recent updates to the Marshall Township Master Plan.
  - 5. It will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
  - 6. It will not create excessive additional requirements at public cost for infrastructure and will not be detrimental to the economic welfare of the community.
  - 7. It will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.



8. It shall conform with all specific requirements applicable to the proposed use, as applicable.
- B. *Approval.* If the Planning Commission finds that all standards have been met, in addition to confirming compliance with all other zoning requirements, the permit shall be issued.

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**Section 13-4 Conditions of Approval**

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- A. *Intent.* Reasonable conditions may be required with the approval of a Special Land Use Permit. These may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity can accommodate increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
- B. *Requirements.* Conditions imposed shall meet all the following requirements:
1. Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being, of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
  2. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
  3. Be necessary to meet the intent and purpose of the zoning requirements, be related to the standards established in the zoning ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.
  4. The conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action and remain unchanged except upon the mutual consent of the approving authority and the landowner. The approving authority shall maintain a record of conditions which are changed.

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**Section 13-5 Permits, Validity, and Compliance**

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- A. *Permit.* A special use permit, with all associated benefits, conditions and required security shall run with the land. Any change of property ownership does not invalidate the special use approval; provided, all conditions of approval continue to be met.
- B. *Validity.* A special use permit shall be valid for as long as the approved special use continues in accordance with the terms and conditions of the approved permit. The special use permit shall expire on the occurrence of one (1) or more of the following conditions:
1. If replaced or superseded by a subsequent special use permit.
  2. If replaced or superseded by a permitted use.
  3. If the applicant requests the rescinding of the special use permit.
- C. *Compliance.* Ongoing conformance with the terms and conditions of the approved permit is required.

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**Section 13-6 Amendments**

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Amendments to an approved special use permit, and any site plan associated with the permit, shall be considered by the provisions of this section.

- A. *General.* The site plan approved in conjunction with the Special Land Use Permit shall become part of the approval record. Any improvements relative to the authorized use shall be consistent with the approved site plan, unless a change is approved, in accordance with this article. Any change in use shall be subject to the applicable requirements of the zoning district in which the property is located and site plan review in accordance with *Article 12*.

- B. *Minor Amendments.* Minor amendments are those changes that do not alter the basic design and character of the special land use nor any conditions of the original approval. Minor amendments to the site plan are those meeting the conditions in *Section 12-11*.
- C. *Major Amendments.* Changes to the special land use or its associated site plan that do not qualify as minor amendments shall be processed in accordance with the review and approval procedures of this article as if it were a new application.
- D. *Amendments of Reclassified Uses.* Any use lawfully established by right but subsequently reclassified as a special land use on or after the effective date of this ordinance is not a nonconforming use. Minor and major site plan amendments are subject to all zoning regulations, including any applicable specific use standards, and shall be processed in accordance with this article.

### **Section 13-7                      Revocation**

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The Planning Commission shall have the authority to revoke a special use permit when the applicant has failed to comply with any of the applicable requirements of this article, other applicable sections of this ordinance, or the conditions of approval. The Planning Commission may revoke a previous approval if it finds that a violation exists and has not been remedied. The special use permit may be suspended or revoked per the following procedures:

- A. *Conditions for Revocation.* Conditions that may result in a suspension or revocation include, but are not limited to, the following:
  - 1. The special land use was not constructed in conformance with the approved plans, or the property is not being used in conformance with the approved special use;
  - 2. Compliance with the special use permit and any conditions have not been consistently demonstrated, and administrative attempts to secure compliance have been unsuccessful;
  - 3. The Special Land Use Permit has been issued erroneously based on incorrect or misleading information supplied by the applicant and/or his/her agents;
  - 4. The operation of the use granted by the special use permit has created a risk or danger to the public health, safety or welfare; or
  - 5. The special use violates any provision of this ordinance or other county, state or federal regulations.
- B. *Procedure.*
  - 1. If the Zoning Administrator determines that a special use permit should be suspended or revoked he/she shall prepare a report specifying the factual details of the violation and the reasons to suspend or revoke the permit.
  - 2. The Zoning Administrator shall file the report with the Planning Commission and provide a copy to the owner, authorized agent or employee by certified mail, return receipt requested.
  - 3. Within 30 days of filing the report with the Planning Commission, a hearing date will be set for the Planning Commission to consider the alleged violation(s) to determine if the Special Land Use Permit should be suspended or revoked. The owner or authorized agent shall be notified personally or by certified mail, return receipt requested, not less than 15 days before the scheduled hearing.
  - 4. The owner shall have an opportunity to respond to any allegations made by: questioning adverse witnesses; presenting witnesses on his/her behalf; and presenting arguments, personally or through legal counsel in his/her own behalf.
  - 5. The Planning Commission shall prepare a written report of its findings within 30 days of completing all hearings and provide them to the owner either personally or by certified mail, return receipt requested. If the Planning Commission concludes that the Special Land Use Permit must be suspended or revoked, the owner shall immediately cease to conduct, operate or carry on the business or use for which the Special Land Use Permit was granted.



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**Section 13-8 Appeals**

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The Planning Commission's decision regarding approval or denial of a special use application may not be appealed to the Zoning Board of Appeals. However, prior to consideration of a special land use, a variance to a dimensional requirement related to the building or property in question may be filed with the Zoning Board of Appeals.

**Section 13-9 Restrictions on Resubmittal**

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A special land use application that has been denied may not be re-submitted for one (1) year from the date of denial, except when new evidence or information found sufficient by the Zoning Administrator justifies an earlier re-application.

or to the surface on which it is mounted, not projecting more than 12" from the wall, and which does not have any part of such sign or sign supports extending above the uppermost building line not including chimneys, flagpoles, electrical or mechanical equipment, TV antennas or any other similar equipment or extensions. This definition shall include writing, letters or numbers placed or painted directly on a building wall surface.

II. **WINDOW SIGN** means a sign installed inside a window and intended to be viewed from the outside.

**SITE PLAN** means a plan of a proposed project that shows all relevant features necessary to determine if it meets the requirements of this ordinance.

**SPECIAL LAND USE** means a use of land which can be permitted within a zoned district if certain conditions exist to assure compatibility with surrounding property and within conformance to the provisions of all Township ordinances. Special land uses can be approved with stipulations to assure that nuisances are not generated as a result of the land use.

**STORY** means that portion of a building included between the surface of any above floor grade and the surface of the floor next above it, or if there is no floor above it then the space between any floor and the ceiling next above it. A story shall have vertical walls.

**STORY, HALF** means the uppermost habitable story under a sloped roof with a usable floor area that does not exceed 50 percent of the floor area of the story immediately below; provided, the area contains at least 200 square feet with a clear height of at least seven and a half feet.

**STREET** means a publicly owned and maintained right-of-way which affords traffic circulation and principal means of access to abutting property, except an alley. Also, includes a public road.

**STRUCTURE** means anything except a building constructed or erected, the use of, which requires permanent location on or in the ground or attachment to something having a permanent location on the ground.

**SUBDIVISION** means a legal division of a tract of land into two or more lots, all fronting on a public or private street, and offered for sale as individual lots.

- A. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall not be considered a subdivision for purposes of this code; or
- B. The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets except private streets serving industrial structures, and the division or allocation of land as open spaces for common use by owners, occupants or lease holders, or as easements for the extension and maintenance.

**SWIMMING POOL** means a constructed basin or structure for the holding of water for swimming and aquatic recreation, not including temporary, portable pools located upon the ground, and holding less than 300 gallons of water, or decorative pools less than two (2) feet deep. Swimming pools require a zoning compliance permit prior to installation.

**TOWNSHIP** means Marshall Township, Calhoun County, Michigan.

**TOWNSHIP BOARD** means the Marshall Township Board.

**TREE, CANOPY** means a deciduous shade tree.

**TREE, EVERGREEN** means a tree with foliage that persists and remains green throughout the year.

**TREE, ORNAMENTAL** means a small deciduous tree grown for its foliage and/or flowers.

**VARIANCE** means an allowed modification to the requirements of this ordinance, as authorized by the Zoning Board of Appeals under the provisions of this ordinance.



MARSHALL TOWNSHIP  
13551 Myron Avery Drive  
Marshall, MI 49068  
(269)781-7976 Fax (269)781-4403  
Hours: Monday ~ Thursday 8AM to 3:30 PM

Public Hearing, Special Land Use for Chad Bischoff, New Horizons Property Management, the property owner is requesting a special land use for the property commonly known as 13947 Michigan Ave, Marshall, MI 49068 16-201-024-02 Vacant Land zoned Highway Services (HS). The applicant is requesting to be allowed an office and general services as defined in Section 20-7G.2 in the Township Ordinance.

If you denied under section 13-9, the applicant would not allow the applicant to re-submit for one year.

If approved, I would recommend the following stipulations.

- 1) No storage of any landscaping materials, salt, or any other materials except material to be used in the construction of the buildings until the primary building is constructed and the occupancy permit has been issued.
- 2) No business will be conducted on the property until the occupancy permit has been issued for the primary building.
- 3) Any material that is considered a polluting material must have the proper permits from the Federal, State, and Local Government to be stored on the property.
- 4) No yard waste (grass, grass clippings, bushes, shrubs, and clippings from bushes and shrubs, trees.) Will be stored or dumped on the property without the proper permit from the DEQ, Solid Waste Section.
- 5) Storage of all equipment must be on a finished surface. NOTE: Per the precedence set by the Planning Commission on September 6, 2016, the enclosed yard would be allowed to be concrete or gravel base.

The Planning Commission can use the recommendations or make other recommendations or add stipulations or remove stipulations or modify any stipulations; the Planning Commission feels that apply.

Recommendation on 6-14-19

MARSHALL TOWNSHIP  
13551 Myron Avery Drive  
Marshall, MI 49068  
(269)781-7976 Fax (269)781-4403  
Hours: Monday ~ Thursday 8AM to 3:30 PM

Recommendation on 11-18-20

The site plan, as submitted, does meet the requirements of the Zoning Ordinance. I would recommend the same stipulation as listed above, and I did make a note on item 5. If the Planning Commission is going to place stipulations on the applicant, those stipulations should be specific to give the applicant clear direction within the Zoning Ordinance.

Included is the July 2, 2019, Planning Commission Meeting minutes. A copy of a letter that was sent to the applicant and the adjoining neighbors to try to have all parties meet. I was never contacted by any of the neighbors.



MARSHALL PLANNING COMMISSION MEETING

July 2, 2019

Meeting Minutes

The meeting was called to order by 7:00 PM by Commissioner Kiessling.

Present: Kiessling, Hoffman, Boshear, Lyng, Lindsey, Walsh, and Gresly

Absent: Egnatuk excused

The meeting was also attended by 8 citizens and the Zoning Administrator

The Pledge of Allegiance was led by Commissioner Lindsey

**Motion was made to approve minutes of March 5, 2019, by Lyng, 2nd by Hoffman. Motion carried by all.**

Audience remarks: None

Changes to the agenda, none

**Public Hearing: The Jendryka Family Living Trust is requesting a zoning map change for the property commonly known as 14850 W Michigan Ave, Marshall, MI 49068 16-401-006-00. Burr Oak Lot 11 and 14819 W Michigan Ave, Marshall, MI 49068 16-401-009-00. Marshall Twp T2S R6W Lot 12 Burr Oak and Parcel 16-401-003-00 Marshall Twp Burr Oak Lot 10. They are requesting for the property to be rezoned from CS Community Service Commercial to HS Highway Service Commercial.**

**Chairperson Kiessling Opened the Public hearing.**

The owner discussed the stated that they were seeking the change of zoning districts because they were approached by a business that wanted to do minor automobile repair, and the zoning was not compatible. They also wanted to seek the zoning change as the property does have service bays in it.

**Chairperson Kiessling Closed the Public hearing and opened to the floor to Commissioners.**

The Planning Commission discussed the differences from minor repair and major repair and that major repair would not be allowed in the (HS) Highway Service Commercial. There was also discussion about the business that was currently in part of the property, and they were not allowed to do body repair and were notified. It was explained that zoning had no impact on the illegal business and should be considered separate issues. There was a discussion with the property owner making sure that they understood that if the zoning change was granted that the business that was now operating not be allowed.

**Motion was made by Walsh and 2<sup>nd</sup> by Gresly to approve the property to be rezoned from CS Community Service Commercial to HS Highway Service Commercial. Motion Carried by all.**

**Public Hearing, Special Land Use for Chad Bischoff, DBA Gutters R US LLC, the property owner is requesting a special land use for the property commonly known as 13947 Michigan Ave, Marshall, MI 49068 16-201-024-02 Vacant Land. The applicant is requesting to be allowed an office and services as defined in Section 20-7G.2 in the Township Ordinance.**

**Chairperson Kiessling Opened the Public hearing.**

The applicant discussed their desire to move their landscaping business from the City of Marshall to the Township and that they have been in business for several years.

There were three neighbors that spoke in opposition to the project their concerns were that there was the work that was being done on the property minus a porta john, the back-up alarms of vehicles working on the property, the burning of a brush pile that took several days before it burned out, the dumping of large amounts of compost on the property and the storage of a fuel tank on the property without proper containment. They also had a concern about finding out that most of the work that was being done on the property was being done illegally.

MARSHALL PLANNING COMMISSION MEETING

July 2, 2019

Meeting Minutes

**Chairperson Kiessler Closed the Public hearing and opened to the floor to Commissioners.**

The Planning Commission discussed the difference in height between storage and accessory buildings, and the applicant stated that the salt barn would be approximately 25' in height. There was also discussion about permeable and nonpermeable surfaces for parking and storage of equipment and that the site plan listed "proposed gravel." There is also a concern that the applicant will be doing composting on the property, and there was not an area on the site plan to for composting. The applicant anticipates less than 200 yards of composting. There was a concern about the dumping on the property, and the applicant said that dumping had taken place, the concern was the need for cooperation and following the zoning ordinance. The applicant was asked how vehicles would be on the property they stated 30. There is a concern about the possible dust and the noise on the property as part of doing business. It was discussed that the could be minimized with hours of operation and beefing up the buffer area and possibly look at a berm of additional planting. There was a discussion of re-locating the salt barn to the east side of the property. There was a discussion of a postponement to give the applicant time to correct the following issues:

- 1) Location of the salt storage
- 2) To address the noise concerns
- 3) Permeable and nonpermeable surfaces for parking and storage of equipment
- 4) The proposed paving plan and water runoff plan needs to be submitted to the Township, and an engineering firm will need to approve it.
- 5) Would like to see some suggested hours of operation
- 6) The site plan will include a location for the composting operation
- 7) The site plan should include a location for any fuel storage and have all the required permitting

**Motion was made by Lindsey and 2nd by Gresly to postpone the application until September 3, 2019, at 7PM in the Township Hall, so the applicant can address the concerns of the Planning Commission. Motion Carried by all.**

Masterplan discussion; it was discussed that the Zoning Administrator was looking at "redevelopment ready communities" This would help with grants and reduce the cost of a new master plan. There was a discussion of contacting a Russ Wickland to see if we had a more current master plan. One of the members contacted him, and he said that he would look.

It was mentioned that Convis Twp would be having a public hearing on Solar on July 22, 2019, @ 7PM at their Twp hall.

A brochure was passed out about upcoming training and the deadline to sign up.

Motion was made by Gresly to adjourn, 2nd by Lyng. Motion carried, and the meeting adjourned at 8:50 p.m.



MARSHALL TOWNSHIP  
13551 Myron Avery Drive  
Marshall, MI 49068  
(269)781-7976 Fax (269)781-4403  
Hours: Monday ~ Thursday 8AM to 3:30 PM

July 17, 2019

Mr. and Mrs. Bischoff  
20105 19 ½ Mile Rd.  
Marshall, MI 49068

RE: Planning Commission Meeting July 2, 2019

Thank you for attending the meeting, and your input was valued information to the Planning Commission.

In an effort to address the concerns that you raised at the meeting the Township would like to set up a meeting that you and your neighbors could come to at the Township, with Mr. Bischoff and the Township. This meeting will be to discuss the issues that you brought up and look at some conceivable solutions. Enclosed is a draft copy of the minutes, of the July 2<sup>nd</sup> meeting.

I would like to try to have this meeting as quickly as possible as Mr. Bischoff will have to make changes to the original site plan and that plan will have to be re-submitted to the Township in advance of the September 3, 2019 meeting.

In closing, I am willing to set up the meeting in the evening, if necessary, to accommodate working schedules. The dates that I have available July 23~24, July 29~31, Aug 5~7. Please feel free to either call the township with some date that works for you or email me at [paul@marshalltownship.com](mailto:paul@marshalltownship.com).

Best Regards,

Paul Anderson  
Marshall Township Zoning Administrator

c/c: Mr. and Mrs. Howard  
Ms. Rhodes  
Mr. and Mrs. Garrett  
Marshall Township Planning Commission