



**Township of Marshall**  
**Minutes of a Planning Commission Regular Meeting**  
**Held on March 5, 2024**

A regular meeting of the Marshall Township Planning Commission was conducted on March 5, 2024, commencing at 7:00 p.m., at the Marshall Township Hall.

**Call to Order:**

Chairman Egnatuk called the meeting to order at 7:00 p.m. and welcomed those in attendance.

**Roll Call:**

**Present were:**

Alec Egnatuk- Chair  
Robert Lyng  
Steve Riggs  
Joanna Johnson  
David Boshears  
Duane Sly, Jr.

**Absent was:**

Kevin Hoffman

Egnatuk noted that the absence of Hoffman was excused.

**Approval of the Agenda**

A copy of the agenda was contained in the Commissioner's agenda packet. Upon motion of Lyng, supported by Sly, the Commission approved the agenda 6-0.

**Public Comment**

Glenn Kowalske discussed the initiative to repeal the renewable energy preemption statute and well-head protection areas within the Township. Barry Adams discussed the initiative to overturn the solar preemption legislation and issues regarding the City Marshall City Council meetings. Mick Woods discussed well-head protection areas and the fire station.

**Approval of Minutes – January 24, 2024**

The next item on the agenda was consideration of the minutes of the January 24, 2024, Planning Commission meeting. Several revisions were recommended.



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Upon motion of Lyng, supported by Riggs, and 6-0 vote, the minutes of the January 24, 2024, Planning Commission meeting were approved, as revised.

**Old Business.**

**A. Review the Letter of Understanding - David Brown Auto Collision.**

Attorney Seth Koches summarized the Letter of Understanding, which was included in the agenda packet for the Commissioners. The Commissioners reviewed the Letter and discussed parking spaces, fencing and surface materials. The Commissions discussed the lawful non-conforming aspect of Mr. Brown's business as it relates to parking spaces. It was noted that the site plan amendment did not expand any existing structures.

Upon motion of Johnson, supported by Riggs, and 6-0 vote, approved the Letter of Understanding and directed the Chairman to execute it with the following conditions:

1. That the surface area consists of crushed asphalt or crushed concrete; and,
2. That the amended site plan depicts the location of the five additional parking spaces and include measurements to confirm adequate access flow throughout the site.

**B. Discussion of the Master Plan.**

Egnatuk discussed several updates regarding the Master Plan including areas of focus. Johnson discussed Chapter 6 "Land Use" of the Township Zoning Ordinance. Egnatuk discussed future meeting dates and established a schedule for discussing the updating the Master Plan. Egnatuk discussed renewable energy updates and ramifications regarding preemption. Johnson asked the Commission to more efficiently on renewable energy ordinances.

**New Business**

None.

**Public Comment**

Glenn Kowalske discussed an on-going Court of Appeals case involving Blue Oval and briefing schedules. Kowalske asked that the Planning Commission meet monthly. Barry Adams discussed the pending Court of Appeals case involving Blue Oval and discussed City of Marshall City Council



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meetings. Julie Bryant asked that all Commissioners utilize the microphones so everyone can hear. Mick Woods discussed the Master Plan and Planning Commission Bylaws.

**Zoning Administrator's Report**

None.

**Planning Commissioner Comments**

Planning Commissioners provided general updates.

**Adjournment**

Upon motion by Johnson, supported by Lyng, and a 6-0 vote, the Planning Commission meeting was adjourned at 8:12 p.m.

s/ T. Seth Koches

Seth Koches, Township Attorney