



PLANNING COMMISSION MEETING
Wednesday, May 13, 24, 2024, at 7:00 P.M.
Minutes

The meeting was called to order at 7:00 PM by Vice Chairperson Lyng.

Attendance was done by roll call vote.

Present: Commissioners Hoffman, Johnson, Lyng, Riggs, Sly, Boshears.

Excused: Commissioner Egnatuk.

Others Present: Seth Koches, Township Attorney, Dan Lewis, Township Engineering VK Civil, and several citizens.

Commissioner Riggs led the Pledge of Allegiance.

Motion made by Commissioner Johnson and seconded by Commissioner Hoffman to approve the agenda.

Voice Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Public Comment: Glen Kowalske Bylaws, Chairs ability to cancel a meeting, quorum, and fire station application.

Motion by Commissioner Johnson and seconded by Commissioner Sly to approve the minutes from March 5, 2024, with changes.

Voice Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Bylaws: Motion by Commissioner Johnson and seconded by Commissioner Sly to approve the Bylaws.

Discussion: The number of members present constituting a quorum was deliberated, as was the set number of meetings and the chair's ability to cancel a meeting. The costs of the meeting and the ability to hire additional consultants were also discussed. The Zoning Administrator will discuss the budget with the Clerk.

Roll Call Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Master Plan Discussion: There was deliberation moving forward with section 10 at the next Planning Commission Meeting.



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Public Hearing, Site Plan Review for Marshall Area Economic Development Alliance, the applicant, is requesting a Site Plan Review for the property commonly known as 13550 15 Mile Road, Marshall, MI 49068 16-272-003-00 and 16-273-009-01. They are requesting to be allowed to have a Site Plan Review of a New Marshall Township Fire Station as defined in Table 4.2 Schedule of Uses: Commercial and Industrial Districts, Community Public Safety, which is a permitted use in the Township Ordinance. Vice Chairperson Lyng opened the public hearing at 7:50 PM.

Public Comments: Glenn Kowalske is concerned about whether the area is platted, the date of the application, the sewer water hook-up, and the environmental concerns on the property.

Vice Chairperson Lyng closed the public at 8:25 PM.

Commissioner comments: There was a question about whether the site plan presented to the Planning Commission was the most current, but it was. There was a question if the application was filled out correctly. The application was filled out correctly. It was asked if the property was platted, and it is not. City water and sewer hookups were discussed. The site plans included a well and septic system. Regarding a possible contaminated well, it was pointed out that they must get the proper permits. There was a discussion of the inter-local agreement concerning utilities. There will be an asbestos evaluation during the razing permit. The setbacks on the property and the fact that the drive lane was in the road right of way because 15 Mile Road was not centered according to the marker were discussed. Just before the meeting, an updated Level 1 assessment was received, and there were no additional concerns from the first assessment. It was asked if the fire chief was involved in the building design, he was.

Motion was made by Commissioner Lyng to approve the site plan with the following stipulations and seconded by Commissioner Riggs.

1. The site plan be reviewed and approved by the Marshall Township Fire Department.
2. A right-of-way permit shall be obtained from the Calhoun County Road Department for any work in the 15 Mile Road right-of-way prior to construction.
3. A right-of-way permit shall be obtained from the Michigan Department of Transportation for any work in the M-96 right-of-way prior to construction.
4. A soil erosion and sedimentation control permit shall be obtained from Calhoun County prior to construction.
5. A well and septic permit shall be obtained from Calhoun County Health Department prior to construction or inter-local agreement.
6. Lighting. The Marshall Township Zoning Ordinance requires a maximum of 10.0 foot candles anywhere onsite, 2.0 foot candles at the road right-of-way, and 1.0 foot candle at



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property lines shared with a non-residential use. This standard is met on the east, north, and south property lines. The applicant has communicated to us that the planned light poles that show up on many plan pages on the west side are to be deleted or moved as shown on L-004. We request a revision of the plans once these poles are deleted and an updated photometric plan reflecting these changes. However, with the notes supplied on page L-004 the plan does meet Marshall Township standards. We also reviewed the light pole height which is planned to be 17', which will be of sufficient height to not conflict with fire department truck heights.

Roll Call Vote: Aye: Commissioners Hoffman, Lyng, Sly, Riggs, and Boshears. Opposed: Johnson
Excused: Egnatuk

ROAD ACCESS, PRIVATE ROADS, AND OTHER PRIVATE MEANS OF ACCESS: The passing lane on a private drive was deliberated. The need for this ordinance changes and the approval process was also deliberated. The recommendation was to remove gravel roads from private roads. Then, send it to the attorney for review, and then talk to a consultant about an update on where this would be put in the order of the Zoning Ordinance. Minor changes to the ordinance will also be made, such as removing essential services.

Public Comment: Glenn Kowalske Roads in Kesslewood, MEDA, conflict of interest directed to the vice chair, Robert Rule of Order and a quorum, Chairperson canceling the meeting, Master Plan, and map errors.

Commissioner Comments

Commissioner Johnson: There is a lack of transparency about the roads that will be repaired due to the solar project.

Commissioner Hoffman: Asked if there was an update on Michigan Ave.

Commissioner Sly: Asked about the date for the agreement with David Brown Auto Body.

Commissioner Lyng: Address the conflict of interest. The Township Attorney said there was no conflict of interest. Also talked about the culvert, and the Township has approved the costs and the overlay on the roads.

It was moved by Commissioner Hoffman and seconded by Commissioner Riggs for adjournment at 9:30 PM.

Voice Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Respectfully submitted by Paul Anderson and reviewed by Secretary Hoffman. Next Meeting June 4, 2024.